

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
April 12, 2012**

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
April 12, 2012  
1:00 PM REGULAR MEETING**

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

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jane Gallo Bill Capozzi Bob Babik Judy Cabrera Patricia Durham
<b>District Manager</b>	District Management Services, LL	Peter Altman
<b>District Attorney</b>	Straley & Robin	John Vericker
<b>District Engineer</b>	DMK	Dorian Popescu Sr.

*All cellular phones and pagers must be turned off while in the meeting room*

**AGENDA:** The agenda is available from the District's Local Office, and soon to be on the District's website. There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Chairman and District Manager and distributed seven (7) days in advance of the meeting, which shall determine the order of business conducted at the meeting. Any Supervisors or Staff that would like to add an item to the agenda must contact the District Manager at least 7 days prior to the meeting. The decision to list the item will be at the discretion of the Chair. Agenda will be split into allocated time frames for each section. If an agenda item can not be resolved or answered within the allocated time frame, the agenda item can be continued until the next meeting. Items not listed on the agenda raised at a meeting will not be considered until the next meeting unless deemed time sensitive.

**CONSENT ITEMS:** These are items which are not discussed individually and are voted on as a group. The consent items considers non-controversial, no policy implications, and is approved without discussion. A Board Member may remove an item from the consent items to be considered, which is followed by Board vote on the remainder of the consent items.

**REGULAR AGENDA ITEMS:** These are items which the Board will discuss individually in the order and time frame listed on the agenda.

**WHO MAY SPEAK:** The public is encouraged to offer comment to the Board at the meeting on an agenda item before each agenda item. Please complete a public comment card and give it to the District Manager prior to the agenda item being discussed.

**ADDRESSING THE BOARD:** When your name is called, please stand and state, for the record, your name and address. All comments shall be directed to the Board, not to a particular member thereof or to the general public. Persons addressing the Board during general public comment shall limit their remarks to three (3) minutes. To conserve time, delegation speakers will be selected by the Chairman to address the board on behalf of groups containing more than 5 individuals who share a similar opinion and/or comment.

**DECORUM:** Any person making personal, impertinent or slanderous remarks or who becomes boisterous while addressing the Board or while attending the Board meeting will be asked to refrain and/or asked to leave from the room, if appropriate.

**ADA COMPLIANCE:** Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District's Local Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

**APPEALING A DECISION:** If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Board of Supervisors  
**Lakeside Plantation Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Thursday, April 12, 2012 at 1:00 p.m.**, DST at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. Included below is the agenda:

- 1:00 PM**      **1. Call to Order**  
A. Review of Meeting Guidelines – Rules of Civility  
B. Roll Call  
C. Pledge of Allegiance
- 1:10 PM**      **2. Business Administration**  
A. Consideration of Minutes of Board of Supervisors Meeting on March 08, 2012..... Tab 1
- 1:30 PM**      **3. Old Business**  
A. Review of Security Proposals..... Tab 2  
B. Consideration of ADA Proposals ..... Tab 3  
C. Discussion on District Tax Return..... Tab 4
- 2:00 PM**      **4. New Business**  
A. Update From Blooming’s
- 2:30 PM**      **5. Staff Reports**  
A. District Counsel  
B. District Engineer  
C. District Manager  
    1. Financial Statements Through February 29, 2012 ..... Tab 5  
    2. Update on Financial Questions for Over Budget Items ..... Tab 6  
    3. Staff Report..... Tab 7  
    4. Report From Rick Huddleson on Landscaping (Oral Report)
- 2:45 PM**      **6. Supervisor Comments and Request**
- 3:05 PM**      **7. Audience Comments on Non Agenda Items**
- 3:15 PM**      **8. Adjourn the Meeting**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 873-7300.

Sincerely,

Peter Altman, District Manager

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

March 8, 2012 Minutes of Meeting

## Minutes of Regular Board of Supervisors Meeting

The Regular Board of Supervisors Meeting of the Lakeside Plantation Community Development District was held on Thursday, **March 8, 2012 at 1:10 p.m.**, at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

Board Members Present and constituting a quorum:

Jane Gallo	Chair
Bob Babik	Assistant Secretary
Patricia Durham	Assistant Secretary
Bill Capozzi	Vice Chair

Also Present:

Peter Altman	District Manager, District Management Services, LLC
Allan Heinze	Assistant District Manager

### 1. Call to Order

- A. Review of Meeting Guidelines – Rules of Civility
- B. Roll Call
- C. Pledge of Allegiance

### 2. Business Administration

#### A. Consideration of Minutes of Board of Supervisors Meeting January 12, 2012

The Board reviewed the Minutes of January 12, 2012 and did not have any amendments.

MOTION TO:	Approve January 12, 2012 Minutes
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Babik
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4-0 Motion passed unanimously

#### B. Consideration of Minutes of Board of Supervisors Meeting February 9, 2012

The Board Reviewed the Minutes and Supervisor Durham requested that the minutes be done in more detail to better reflect what was said at the meeting.

MOTION TO:	Approve February 09, 2012 Minutes.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion Passed 3-1 Supervisor Durham Opposed

The Board discussed the use of electronic devices during the meeting.

Supervisor Capozzi asked Mr. Altman if there was a policy that all electronic devices are to be turned off during a meeting.

Mr. Altman stated that he agreed there was such a policy.

Supervisor Capozzi stated that he was aware that someone had a computer on and was skypeing.

Supervisor Durham stated that she was skypeing.

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MOTION TO:	Participate, vote or get paid, the Board member must be physically present to participate.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Durham (Seconded withdrawn) Seconded by Supervisor Babik
DISCUSSION:	Supervisor Babik stated that the way he understood it was that the Board does not allow electronics and that Supervisor Durham was skyping Supervisor Cabrera during the meeting and on the phone with her. Supervisor Durham stated she is not on her phone and that she was only texting her any questions she had.
RESULT:	Called to Vote: Motion PASSED 3-1 Supervisor Durham Opposed (0:03:32)

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Mr. Altman suggested that if any communication was occurring with another Board member and that communication was involved with any decision that might be made, it was not advisable that the communication go on outside the meeting format.  
Mr. Altman stated that in regard to the Minutes; the key is that the residents are able to know what was voted on, what was approved and the basic actions of the meeting. Also, if it does not lead to a vote or a motion is should not be a part of the official record and if someone would like something to be part of the record, that person should state they would like whatever was said to be on the record.

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**3. Old Business**

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**A. Discussion of Security Upgrade**

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Mr. Heinze reviewed his suggestions on the security upgrades.  
A resident commented that the vandalism had increased in the community and that chairs have been thrown in the pool, fires have been started in the trash can and trash had been dumped around the pool. She further asked the Board if the cameras were being checked or passes being checked and suggested that the Board and DMS to consider hiring a security guard to patrol the community.

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MOTION TO:	To have DMS obtain proposals for Security.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Babik
DISCUSSION:	Mr. Capozzi stated that the he had concerns that if the guard left at midnight the vandalism would just happen at a later time after the guard left. Also the guard cannot have the trespassers arrested.
RESULT:	Called to Vote: motion PASSED 4/0 Motion passed unanimously (0:16:14)

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Supervisor Babik stated the cameras facing the pool are day cameras and not night cameras and that proposals have already been obtained for the upgrade of those cameras.  
Supervisor Gallo asked if a new DVR would be required and Mr. Heinze stated only if we added more cameras or upgraded to digital cameras. He further suggested the use of Envera and the call down system.  
Supervisor Durham stated that if a security guard was used, the guard could patrol the whole community and not just the pool area.  
Mr. Altman suggested the leasing of the security system as an option and this item will be placed on the Agenda at the next meeting for further review.

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**B. Consideration of ADA Proposals**

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Mr. Altman reviewed the ADA proposals with the Board.  
Supervisor Gallo asked why two pool lifts were required and Mr. Altman stated that it was an ADA requirement for the pool and the hot tub.  
The Board further reviewed the Proposals.  
Supervisor Capozzi recommended that management should meet with the family residents to discuss the playground, get some input and to see if they want a playground.

110 Mr. Altman suggested that an event should be made out of it with the residents to get residents to show up.  
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MOTION TO:	Hold a meeting with residents on the Playground.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Babik
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion Passed 4-0 Motion passed unanimously (0:34:36)

118 Mr. Altman further reviewed the ADA requirements for the pool and repairs needed to the pool deck.  
119 Supervisor Capozzi requested that DMS bring back the specs on the lifts and what liability issues the District will have  
120 with the lifts being out in the open and a tripping hazard for residents. He further commented that a mobile pool lift  
121 would be better because it could be moved and stored when not in use.  
122 Resident Carlos Cabrera indicated that ADA rules cannot be avoided and have to be dealt with. He further stated that it  
123 would be a bigger liability not being ADA compliant.  
124 The Board Discussed contacting the Federal Government to see if a mobile pool lift could be used.  
125 Mr. Altman stated that more information will be gathered for review at the next meeting.  
126 Supervisor Durham asked that more information be acquired within two weeks to be presented to the Board so that they  
127 can have time to review it.  
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130 **5. New Business**

131 None  
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133 **6. STAFF REPORTS**

134 **A. District Counsel**

135 **1. Discussion on Recent Supreme Court Decision**

136 Supervisor Capozzi reviewed his findings on the Supreme Court's decision on the Drainage District with the Board. He  
137 further stated that March 31<sup>st</sup> is the deadline to file to obtain the tax money back from 2008. He further suggested that  
138 the District Council send the city a notice of intent and open it up to negotiations.  
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MOTION TO:	Authorize the District Council Send a letter to the City of North Port using diplomatic language asking them for the Districts paid taxes back from 2008 and 2009 before the March 31 <sup>st</sup> deadline.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Durham
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED 4/0 motion PASSED unanimously (0:51:34)

148 Supervisor Durham request the information be posted on the Community website.  
149 Supervisor Capozzi asked if the attorney had responded back as requested. Mr. Altman stated that he had not.  
150 Supervisor Durham commented that she tried to stop the Board from allowing the attorney to research that information.  
151 Mr. Altman stated that the hour and a half he was supposed to research this would be added into the time he will charge  
152 to produce the letter to the city.  
153 Supervisor Durham stated the attorney should have agreed that he shouldn't have needed to look into this matter.  
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156 **B. District Engineer**

157 None  
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159 **C. District Manager**

160 **1. Financial Statements Through December 31 , 2011**

161 Supervisor Durham inquired about the Tax collector fees being over budget. Supervisor Capozzi stated that the charges  
162 may have gone up and asked DMS to check into it and report back to the Board.  
163 Supervisor Durham further inquired about the unemployment taxes.

164 Supervisor Capozzi stated that it was because the District had an employee and as long as the unemployment benefits  
165 are extended the district will be paying them.

166 Supervisor Durham stated that she thought that DMS should have taken on the liability since they terminated the  
167 employee.

168 Mr. Altman stated that DMS was not going to accept the responsibility for an obligation of the District for an employee  
169 that DMS terminated as the management company as designated, so no liability would be accepted to say that when  
170 DMS hired someone and to pay them that if they did not work out DMS would pay their unemployment benefits and no  
171 management company would do so.

172 Supervisor Durham stated that she disagreed because no Board approved the termination or no discussion occurred  
173 with the Board.

174 Mr. Altman Further discussed the financial statements.

175 Supervisor Durham asked why teal was paid the past payment when it was supposed to be held until they finish their  
176 work. Mr. Heinze stated because that the work that was not finished was not in the contract so the last payment could  
177 not have been held back.

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179 **2. Staff Report (Tab 5)**

180 Mr. Altman reviewed the staff reports with the Board.

181 Mr. Heinze introduced the new maintenance employee to the Board and residents.

182 Supervisor Durham commented that the Board did not get notified of the new employee.

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184 **3. Report from Rick Huddleson**

185 Mr. Huddleson reported on the efforts Blooming's to the Board. He stated that he was happy with them and had not  
186 heard any bad comments about them.

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188 Supervisor Capozzi reviewed the irrigation proposal from Blooming's. He stated that if the District is going to expect  
189 Blooming's to make the community look good we have to give them the tools to do so and that the plants will not  
190 survive unless the irrigation is repaired and replaced correctly to do the job correctly without going overboard.

191 Supervisor Durham stated that the new plants at the entrance looked great and that can be let go.

192 Mr. Huddleson stated that there was no point of putting in new plants if they are not going to receive water.

193 Supervisor Gallo stated the more expensive option was around \$7,000 and the least expensive option is around \$4,000  
194 but if the cheaper option is chosen, is the problem going to be fixed.

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MOTION TO:	Authorize the not to exceed figure of \$7,022 to be spent on the irrigation repairs.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Durham
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED 4/0 motion PASSED unanimously (01:35:01)

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Supervisor Capozzi stated that a representative of Blooming's should be at the meeting if they are submitting a proposal.

**7. Supervisor Comments and Requests**

Supervisor Capozzi made some clarifications on an email the Board received in January.

Supervisor Durham addressed the issue earlier on contacting the Board when staff changes are made.

Mr. Altman stated that on February 21<sup>st</sup> Mr. Heinze did send an email to the Board notifying them of the termination and new hire.

Supervisor Gallo commented on the law suits against the District and that on several occasion residents have attempted to sue the Board and even though they did get dropped the District still has to pay the attorney.

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MOTION TO:	Assess residents for legal fees for frivolous actions against the District
MADE BY:	Supervisor Gallo
	Supervisor Durham stated that The District cannot do that. And from a legal standpoint, any motion can be made but as a matter of law, it can't be done.
	Motion Withdrawn

Supervisor Capozzi asked that the budget for the next FY that the property tax line item be removed and to present the budget with the \$45,000 deduction. He then asked Mr. Heinze if the procedure was correct that includes if a resident had an maintenance issue they can fill a form out and that one copy is sent to DMS and the other goes to the maintenance staff as well as when the work is finished, the recourse is sent to DMS so that know the work has been done.  
Mr. Heinze stated that was correct.  
Supervisor Durham suggested changing the policy to either silence or turn off electronic equipment.

**B. Audience Comments on Non-Agenda Items**

A resident commented about a vehicle passing him at and going 45 miles per hour and requested that the Chair or DMS request law enforcement to do speed traps in the community. He further commented that the upgrading of the sound system be included in the next year's budget.  
Other residents addressed the following issues:

- The condition of the lakes
- Residents entering the clubhouse with wet bathing suites
- Receiving grants to use on becoming ADA compliant
- Not receiving the money back for the security system
- Replace sprinkler heads that are still good being saved and used to replace other sprinkler heads
- A bakery on March 17<sup>th</sup> to benefit a fellow resident
- The Board not allowing Supervisor Cabrera to attend via skype or speakerphone
- Speeding issues in the community

MOTION TO:	Ask the City to approve district owned streets at 20 MPH.
MADE BY:	Supervisor Capozzi
SECONDED BY :	Supervisor Durham
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously (02:19:31)

The Board asked Supervisor Capozzi to contact the City.

**C. Adjournment**

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

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*These minutes were done in summary format.*

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

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

\_\_\_\_\_  
Signature

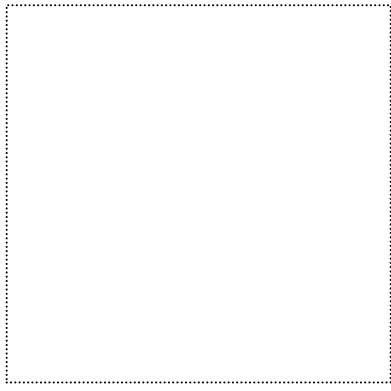
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Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairman  
 Vice Chairman



*Recorded by Records Administrator*  
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# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**To:** Lakeside Plantation Board of Supervisors  
**From:** Peter Altman  
**Date:** 4/5/2012  
**Re:** Security Proposals

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Over the past year, the Board has considered a variety of options related to improving the security at the club house. Presentation has been provided by security companies for camera enhancements and remote monitored voice down systems. Access control equipment and the related photo ID card system was postponed as a result of the dissatisfaction with the product. Other factors such as lighting, fencing and now security guards continue to be evaluated. At this point in time the only actual improvements that have been made have been with the replacement of the lighting, modification of the entrance landscaping which have increased visibility and can be considered as a deterrent to mist jiff in and around the clubhouse facility. Allan Heinze has provided a report on cost associated with privately contracted services as well as the use of off duty law enforcement. Finally the option of increasing the presence of the District's maintenance staff by providing night time hours has been identified as another alternative.

The whole discussion of security is stimulated in response to occurrence of vandalism or other concerns about the safety of the residents as well as the protection of the Districts assets. The incidents that have occurred in the last few months are the following:

- Lighting of the trashcan on fire
- Trashed dumped in and around the pool
- Pool furniture being thrown in the pool
- Water bottle by tennis courts drained and filled with chlorine water
- The attempt to light a table on fire
- Broke Umbrella
- Threw the clock in the pool

Economically the cost of providing a round the clock security far exceeds the repair or replacement of District Assets based on recent history. The least expensive method to prevent after hour's vandalism is having a properly working camera system that can be relied on to record events as they happen. This method does not prevent such incidents but can be helpful identifying the culprits. The next level of recommended security strategy would be to develop a reputation for aggressive enforcement through a concentrated short term effort to discourage bad behavior coupled with awareness to a possibility of security clubhouse personnel. The most expensive option is the around the clock option of a private security guard. We cannot recommend the use of armed security guards and as such there are individuals who are not deterred by the presence of security guard that have no police authority. After reviewing the proposals and discussing the options, we request direction from the Board regarding a preferred security strategy.

To date, the current DMS contract with Lakeside plantation covers facility maintenance services for 80 hours. We can also consider the option of arranging new alternating hours with the current maintenance staff to cover such problem hours or seek direction from the Board of increasing the contract hours to cover an additional night time maintenance staff.

Attached are the proposals received for the option of hiring a security guard for the estimated hours of 56 hours a week. Each proposal does include the break down hourly rate so that a better understanding of the cost can be viewed as well as for allowing us to alter the hours and price to any amount agreed on.

Admiral Security for 1 guard at 56 hours a week is \$39,283 per year

Allegiance Security Group for 1 guard at 56 hours a week is \$37,828

Peter Altman  
DM, District Management Services, LLC



March 15, 2012

**Lakeside Plantation**

Allan Heinze  
C/O District Management Services  
5680 W. Cypress St.  
Suite 5680-A  
Tampa, FL 33607

Dear Allan-

I want to personally thank you for your time and the opportunity afforded to Admiral Security to get to know Lakeside Plantation's security needs. The proposed solution was developed from the phone call I had with you, as well as my site survey of the property. I am confident that you will find our proposed solution to be very competitive and to address each of your fore mentioned concerns.

Per our conversation, I tried to make our pricing as competitive as possible. Not knowing a budget, I did my best to include the necessary wages and equipment to ensure the job is done correctly. As you are aware, we currently provide security at 240 S. Pineapple Ave. in Sarasota for CBRE. This close proximity to Lakeside Plantation, would allow us to cross train officers for both properties. This is advantageous, as it allows us a larger staffing pool to cover call offs and vacation. Something, the majority of our competitors cannot offer, as many do not do business in Manatee County. Per our conversation, I also constructed our pricing a la carte. I have a bill rate listed for the officer; in addition, I included the separate costs for the different vehicle options.

Admiral Security and I would be more than happy to provide a formal presentation and answer any question the board may have. We look forward to earning your business and developing a long mutually beneficial partnership.

Thank you again for the opportunity to potentially earn your business. I appreciate the chances that have been afforded to me personally throughout the years from the various Assistant District Managers at DMS!

Sincerely,

Logan Rees  
Regional Vice President

# LAKESIDE PLANTATION

## Proposed Pricing for 56 Weekly Hours

Our proposal consists of providing security officer services at Lakeside Plantation. The personnel will be customer-service oriented to provide a welcoming atmosphere to tenants, guests, contractors and visitors of Lakeside Plantation. Our composite pricing for these services are:

POSITION PAY CATEGORY #	AVG. HOURLY WAGE	AVG. HOURLY BILL RATE	AVG. OVERTIME RATE	Hours Per Week
Security Officers	\$9.00	\$13.49	\$24.11	56

### 56 HPW

**Total Annual Labor Budget Estimate: \$39,283\***

\*-excludes patrol vehicle costs and 7% State Sales Tax (if not, tax exempt)

Optional Patrol Vehicle Costs:

1. Electric Golf Cart- \$250/mth, requires a place to be stored/charged.
2. Gas Operated Patrol Vehicle- \$600/mth + fuel. Fuel passed through at our actual cost.

### Special stipulations:

All requested additional hours with less than 72 hours notice, or more than 25% of the regular scheduled weekly hours will be billed at the overtime billing rate.

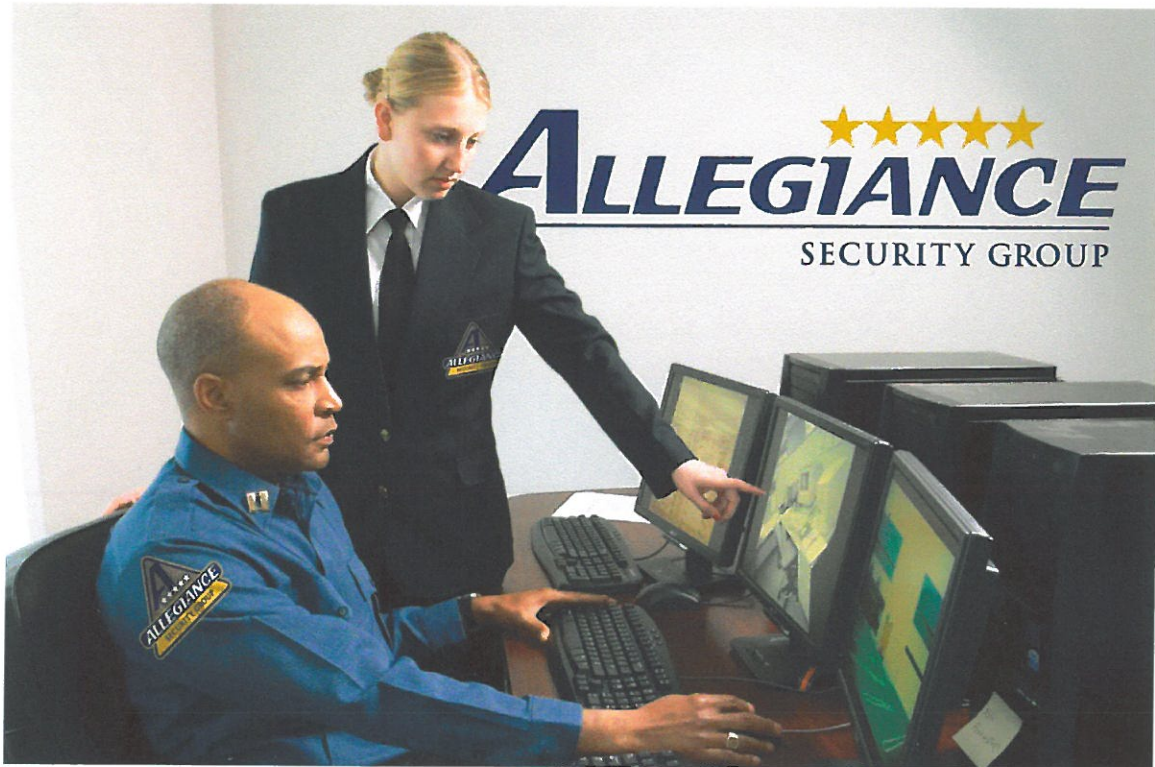
Security Officers will receive 1.5 times their hourly wage for all hours worked on the following six Admiral holidays and Stiles will be billed the holiday bill rate. Admiral Security recognizes the following holidays:

New Year's Day  
Memorial Day  
4th of July  
Labor Day  
Thanksgiving Day  
Christmas Day

- Vacation can be direct billed to Lakeside Plantation (126% times pay rate) for the officers and not included in the bill rate, if you should choose that option. All incumbent officers vacation time will be grandfathered. Included in second scenario.

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## COST FOR VALUE



A recent wire service story referred to “private guards” as the weak link in security. The reason cited was “cutthroat competition” among security firms that submit the lowest possible bids to win contracts. This means low margins which leads to reduced pay and benefits, less training and often little if any background screening. **Allegiance Security Group believes there is a better way.**

If we are to achieve our goal and mission of being the quality provider of security services, we have to start with respect for our most important resource: our uniformed officers. We expect to instill pride in our people for the job they do. We want them to feel they have a career with **Allegiance Security Group**. That means we have to do what is necessary to hire, train and retain the best security officers at every location and customer we serve.

We give our most solemn pledge to our officers AND our customers that we will carefully select, thoroughly train and properly compensate our people and provide full value for the money we ask for. We will do complete background checks and drug screening on all the people we employ. We will continually monitor ourselves to ensure we are meeting our customers’ expectations. We will make any corrections necessary to satisfy the people who employ our services that **we will do what we say we do**. We believe the cost figures included in this section reflect the true cost of the service we provide and the quality of the people we will place at **Lakeside Plantation**.

We will begin this financial discussion with a description of *how we bill*.

## COST FOR VALUE

### AN EXPLANATION OF HOW WE BILL

Our proposed costs are broken down in an easy to read lineage allowing each prospective client to see by the fractions of pennies where their billing dollar is going. Simply put, our billing rates are presented in a fashion to exhibit our open business honesty.

Even though our types of billing can be tailored to fit any prospective client's individual needs, they generally fall within two categories.

#### **CLASS BILLING**

Class billing consists of several different wages and their prospective billing rates. This allows each client latitude within the contract year to recognize strong performance by an individual officer with a wage increase. These increments are usually \$.25 and although they don't have a tremendous effect on an annual security budget, they prove to enhance tenure. Prerequisites for achieving these wage increases would be established mutually between our client and **Allegiance Security Group** Management. However, obviously no increase would be granted unless client approved. Some of our clients use time parameters and performance evaluations as prerequisites for advancement (i.e. Class I wage, \$9.50, Class II wage, 6 months, good performance evaluation, \$9.75). Officers may remain at Class I billing throughout the contract year, but the advantage of class billing is the increments are available should you desire to use them.

The only problem with class billing is the difficulty in calculating an annual security budget using numbers that may change within the calendar year. Many clients actually solicit our assistance in forecasting these budgets and our knowledge of class billing allows us tremendous accuracy.

## COST FOR VALUE

### **COMPREHENSIVE BILLING**

Comprehensive billing is simply an average wage rate with its corresponding billing rate. Most vendors use this method, as it is extremely easy in invoicing and budget preparation. Annual security budget preparation using comprehensive billing is as easy as multiplying your annual service hours by your comprehensive billing rate and adding in a 3% to 5% contingency factor to cover unforeseen emergencies. However, there is one potential problem inherent with comprehensive billing.

In a classic comprehensive billing situation, you may be paying a rate for a \$9.75 per hour per security officer. Your vendor may bring an officer in at an entry level of \$9.50 per hour and initially you may actually be paying too much per hour for this officer's services. At six months the officer is given a \$.25 wage increase and now your billing directly corresponds to the officer's wage rate. However, six months later the vendor through tenure is forced to provide the officer with another \$.25 increase and his billing is now short of his wages paid. The operational solution to prevent this wage creep is to transfer the officer out once he leaves the \$9.50 or \$9.75 wage range. But this forced turnover creates a lack of tenure at the account and transfers out an officer who at one year's service should have become extremely proficient at his duties within your company. We remedy this problem by pledging an officer's tenure unless he is promoted from post to a position of advancement and higher wage elsewhere.

Even then we will allow our customer the ability to address that particular officer's requirements to allow him/her to stay if the officer has become that endeared to the customer. We see this phenomenon often. While not wanting to stand in an individual's opportunities for advancement, we as a management partnership are forced to address wage and advancement issues with extremely talented officers. Neither of us cares to lose the officer's services by forcing him/her to go elsewhere to seek wage or advancement opportunity. You will find our management adept at working with these situations, largely because of all the effort applied to recruiting such superior officers anyway. **Allegiance Security Group** can easily provide one comprehensive rate for all hours of service performed.

## COST FOR VALUE

### ***STRAIGHT TIME, PREMIUM TIME, AND VACATION BILLING***

**Allegiance Security Group** proposes all your service hours will be billed at a straight time rate (STBR) with two exceptions, holiday and emergency coverage. **Allegiance Security Group** bills premium time rates (PTBR) for six national holidays.

**New Year's Day**

**July 4th**

**Thanksgiving**

**Memorial Day**

**Labor Day**

**Christmas**

You will be billed premium time for the amount of coverage you have during each holiday. For example, if your coverage is around the clock you will receive 24 hours premium time billing for that holiday. Each security officer working during the holiday will be compensated at one and one-half wages. **Allegiance Security Group** proposes the only other opportunity for premium time billing is client requested overtime with less than 24 hours notice.

For example, if a storm were to damage your facility and you required several extra security officers immediately to prevent tremendous inventory loss, we would have the ability to bill you premium time if it placed our officer in an overtime situation. However, this billing safeguard is not always used. Should the same scenario happen at the beginning of our biweekly pay period and we had several days to rearrange schedules and prevent ourselves from enduring overtime wages, it may not be necessary to use the premium time billing rate. It's simply there should we have to use it.

Vacation rates are billed only when an officer has completed one full year of service. Generally in our industry, there is a built-in factor in billing rates for security officer vacations. However, with normal turnover within an account, you are paying costs for an officer that may only work for your company several months. With **Allegiance Security Group's** vacation billing you only get billed 40 hours of vacation rate after the officer has been with you a year. This makes it further incumbent upon our management to prevent turnover. Your vacation-billing rate is the officer's wage, payroll taxes, and one week's percentage of benefits costs. It is not the straight time billing rate required to provide service. This again minimizes your costs.

## COST FOR VALUE

### Lakeside Plantation

On the following listed chart, you will see our rates indicating what the security personnel would receive in wages compared to rates charged for our service.

### 56 Hours Per Week

Position	Wage	Straight Time Billing Rate	Premium Time Billing Rate
Security Officer	\$9.00	\$12.75	\$18.30

**The benefits included in this option:**

Background Investigations

Drug Testing

Uniforms

Vacations

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## LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**To:** Lakeside Plantation Board of Supervisors  
**From:** Allan Heinze  
**Date:** 4/4/2012  
**Re:** ADA Proposals

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At the last meeting some ADA proposals were handed out for the Board's review. Attached are more detailed prices and information for the Board's review. After reviewing the Proposals for the playground, you will notice the costs of the upgrades are extensive for the playground. But after talking with DMK, I was informed that the playground is already 90% ADA compliant. Both proposers include other items that they recommend could be done in case the Board wished to go in a different direction. Please find the attached a spread sheet to compare the options and vendors. On the spread sheet you will see the different sections for each area of needed upgrades such as the pool lift, playground and concrete work. Lastly you will see the Total for what I believe is the best choice of all options by vendor with a bottom line price to complete the work. Our Landscaping Vendor might be able to do some of the labor which may reduce the total cost. Also attached is the information on the ADA extension. As of today we have around 1 month left in the extension but I still suggest the Board approve the purchase of the pool lift but to hold off on ordering it until the last moment due to a new Bill that might be passed excluding the instillation of pool lifts on existing pools as part of the ADA and becoming ADA compliant.

Allan Heinze  
ADM, District Management Services, LLC

## ADA Proposal and Recommendations

POOL LIFT	
POPA POOLS- Labor and Materials For 2 Lifts	\$14,000.00
NAUTILUS POOL- Labor and material For 2 Lifts With 2 Covers	\$11,228.00
POOL GLOBE- 1 Mobile Pool Lift With Cover and Labor	\$5,520.00

PLAYGROUND				
Vendor	Options	Price	Recommended/Must Have	Price
<b>Grounds For Play</b>	Plastic ADA Ramp	\$1,022.00	2 Wheel Bus Pannel	\$1,046.00
	2 Wheel Bus Pannel	\$1,046.00	Chaulk Board and Sign	\$1,300.00
	Plastic Border Panels	\$2,028.00	Language Board	
	Chaulk Board and	\$1,300.00	Mulch	\$3,528.44
	Sign Language Panel		Instilation	\$2,050.48
	Equipment	\$5,396		
	Instilation	\$2,050.48		
	Site Work	\$1,890.00		
	Shipping/Handling	\$1,607.92		
	Mulch	\$3,528.44		
	No Tax	\$0.00		
	Total	\$19,868.84		Total

Vendor	Options	Price	Recommended/Must Have	Price
<b>PLAY POWER LT FARMINGTON INC. (LITTLE TIKE) CURRENT EQUIPMENT ON SITE</b>	87" post	\$336.00	87" post	\$336.00
	Tic Tac Toe Panel	\$899.00	Tic Tac Toes Panel	\$899.00
	Bongo Panel	\$945.00	Bongo Panel	\$945.00
	Mulch	\$3,000.00	Mulch	\$3,000.00
	No Fault Safety		Instilation	\$650.00
	Surface	\$19,690.00	Freight	\$210.00
	Instilation	\$650.00		
	Freight	\$210.00		
Total	\$25,730.00		Total	\$6,040.00

Concrete work							
Vendor	Options		Vendor	Option A	Price	Option B	Price
Robert M. Beckman INC.	Side walk in between Bochey Ball Court and Horseshoe Pit	\$1,500.00	Don Riggs Concrete INC.	Replace and Raise Pavers at Fitness Room Door	\$552.00	Replace Pavers in Fitness Hallway	\$4,600.00
	1372 Additional Feet of Sidewalk	\$4,116.00		Replace and Raise Pavers at Billiard Room Door	\$552.00	Replace Pavers in Biullard Hallway	\$4,600.00
	Pavers Adjusted to ADA Comliant levels (Oral Estimate)	\$2,000.00		Pour concrete in Between Horseshoe Pit and Bochey Ball Court	\$4,180.00	Pour Concrete in Between Horshoe and Bochey Ball	\$4,180.00
				Pour Concrete Sidewalk to Playground	\$1,425.00	Pour Concrete to Playground	\$4,125.00
	Total	\$7,616.00		Total	\$6,709.00	Total	\$17,505.00

Recommended Total	
Nautilus Pools	\$11,228.00
Play Power LT Farmington INC (LITTLE TIKE)	\$6,040.00
Robert Beckman	\$7,616.00
<b>Total starting at</b>	<b>\$24,884.00</b>

Published on *The National Law Review* (<http://www.natlawreview.com>)

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# Time is on Your Side - ADA Pool Lift Regulations Suspended for 60 Days for Existing Pools

The hard deadline of March 15, 2012, for compliance with the ADA Standards for Accessible Design with regard to existing swimming pools, wading pools and spas has been suspended for 60 days. Attorney General Eric Holder extended the date for compliance with Sections 242 and 1009 of the ADA Standards for Accessible Design until May 15, 2012, according to an official statement from the Department of Justice. Let your voice be heard. Attorney General Eric Holder is seeking public comment on whether more time is needed to allow pool owners and operators to comply with the ADA pool lift regulations. The official statement from the Department of Justice is below:

On Thursday, March 15, 2012, Attorney General Eric Holder signed a final rule extending the date for compliance with sections 242 and 1009 of the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design as it relates to the provision of accessible entry and exit to existing swimming pools, wading pools, and spas for a period of 60 days after the publication of the rule in the Federal Register. On that same day, the Attorney General also signed a Notice of Proposed Rulemaking (NPRM) seeking public comment on whether a longer period of time would be appropriate to allow pool owners and operators to meet their compliance obligations. Specifically, the NPRM proposes a 180-day extension of the deadline. Comments on the NPRM will be accepted for 15 days after publication in the Federal Register.

## Immediate 60-day Extension of Compliance Date for Existing

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### About the Author

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**Tara K. Gorman**  
Shareholder

Tara K. Gorman focuses her practice on general commercial real estate transactions, including commercial real estate acquisitions and sales, hotel acquisitions, operations, development and finance,

office leasing, various financing transactions involving lender and borrower representation and telecommunications and access matters on behalf of building owners and managers.

[gormant@gtlaw.com](mailto:gormant@gtlaw.com)

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

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**Source URL:** <http://www.natlawreview.com/article/time-your-side-ada-pool-lift-regulations-suspended-60-days-existing-pools>

# Lakeside Plantation

## ADA Compliance Estimates and Quotes

Prepared by:

DMK Associates, Inc.

April 2012



## Pool/Spa Lift Estimate #1

# POPA POOLS & SPAS

24100 TISEO BLVD, UNIT 6  
PORT CHARLOTTE, FL 33980

941-629-1000

LIC#CPC057330

## CONSTRUCTION AGREEMENT

PROPOSAL SUBMITTED TO:

PHONE:

DATE:

Lakeside Plantation  
2200 Plantation Boulevard  
North Port, FL 34289

March 30, 2012

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

**1. Labor and materials to install Global R-375 ADA Compliant POOL Chair Lift.**

**Including all applicable permitting and engineering.**

*We Propose* hereby to furnish material and labor –

complete in accordance with above specification, for the sum of:

**\$7,000.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and all other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

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

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

Signature \_\_\_\_\_

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

Signature \_\_\_\_\_

# Rotational Series 375

## R-375

### Standard Features

- ADA Compliant Pool Lift
- Stainless Steel Construction
- Powder Coat Finish
- Lift Capacity - 375 lbs.
- Battery Powered 24 volt system
- User Friendly controls
- Lifetime Structural Warranty
- Arm Rests
- Foot Rest
- Safety Seat Belt
- UPS Packaging for easy shipping
- Can be used for spas and pools
- Clears obstacles up to 10" tall
- UV Resistant
- Includes Battery Charging Station
- Sleeve Anchor System (Optional)
- Rotates to the right 360 degrees or to the left 360 degrees
- Works with most existing anchors 1.9" x 6" deep
- Adapter optional to fit other anchors
- Key Lock Out System



\* Lift Patent Pending

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

### Rotational Series Options



**Protective Cover**



**Extra Battery**



*Global Lift Corp. Products are Laboratory Tested to meet ADA Standards*

**2012**

## Pool/Spa Lift Estimate #2

**NAUTILUS POOLS  
18380 Paulson Drive  
Port Charlotte, FL 33954  
(941) 624-5744**

**Lakeside Plantation  
North Port**

**April 2, 2012**

The construction of a shotcrete swimming pool meeting all applicable code requirements:

**GENERAL DESCRIPTION**

**ADA Lift:**

- \* Install Global Lift R-375 RA with Anchors for the pool and spa
- \* Installation Includes 2 covers (\$312.00 each)
- \* Bonding of both lifts

**Total: .....\$11,228.00**

**By Others: Sod, Landscaping, and Sprinklers.**

**Proposal Valid For Thirty Days.**

# Rotational Series 375

## R-375

### Standard Features

- ADA Compliant Pool Lift
- Stainless Steel Construction
- Powder Coat Finish
- Lift Capacity - 375 lbs.
- Battery Powered 24 volt system
- User Friendly controls
- Lifetime Structural Warranty
- Arm Rests
- Foot Rest
- Safety Seat Belt
- UPS Packaging for easy shipping
- Can be used for spas and pools
- Clears obstacles up to 10" tall
- UV Resistant
- Includes Battery Charging Station
- Sleeve Anchor System (Optional)
- Rotates to the right 360 degrees or to the left 360 degrees
- Works with most existing anchors 1.9" x 6" deep
- Adapter optional to fit other anchors
- Key Lock Out System



\* Lift Patent Pending

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

### Rotational Series Options



**Protective Cover**



**Extra Battery**



*Global Lift Corp. Products are Laboratory Tested to meet ADA Standards*

**2012**

# New ADA Laws

- All of our lifts are compliant with the New ADA Laws
- All swimming pools in the USA that fall under Title II or Title III need to comply with the new laws.

**Title II (Public Industry)** municipal pools, school pools, government owned pools, etc.

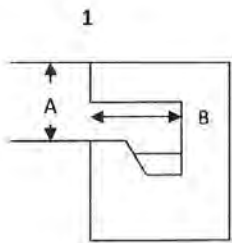
**Title III (Private Industry)** place of recreation, place of lodging, which addresses public accommodations

- Existing pools shall become compliant with accessibility by March 15, 2012
- There are tax incentives available  
See details at [www.GlobalLiftCorp.com](http://www.GlobalLiftCorp.com)

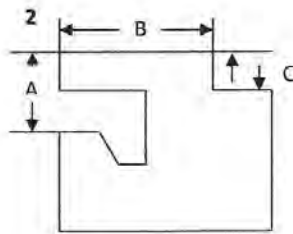
## R-375

## LIFT CONFIGURATOR

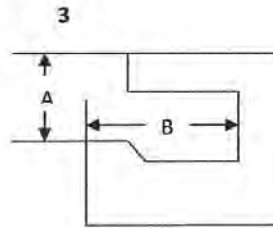
PLEASE CHOOSE WHICH APPLICATION YOUR POOL GUTTER BEST REPRESENTS



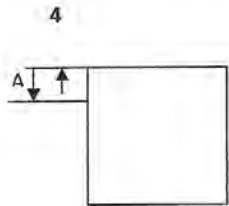
Fully Recessed Gutter



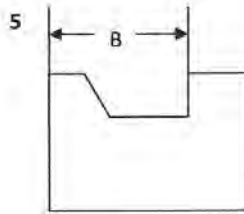
Fully Recessed Gutter  
W/ parapet



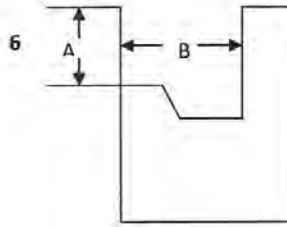
Partially Recessed  
Gutter



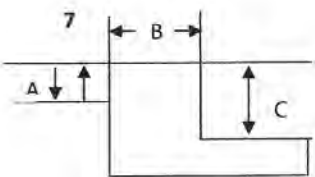
Gutter less Deck



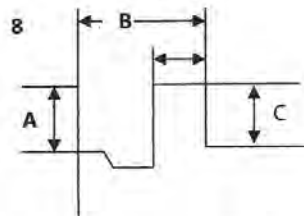
Flush Gutter & Deck  
With or without bull  
nose



Rollout Gutter



Above Ground Pool



Gutter System with Curb

### LEGEND

A = Distance from pool deck to water line  
B = Width of Gutter  
C = Width of Curb  
D = Height of Curb

### LEGEND MEASUREMENTS MIN/MAX

A = 0" - 12"  
B = 0" - 28"  
C = 0" - 10"

**NOTE:** If your pool doesn't fall within these measurements, please contact your dealer for assistance.

Dealer:



**U.S. Department of Justice**  
Civil Rights Division

*Disability Rights Section - NYA*  
*950 Pennsylvania Avenue, NW*  
*Washington, DC 20530*

**VIA FIRST CLASS MAIL, FACSIMILE, AND E-MAIL**

February 24, 2012

Mr. Fred Schwartz  
President  
Asian American Hotel Owners Association  
7000 Peachtree Dunwoody Road, NE  
Atlanta, Georgia 30328-6707

Dear Mr. Schwartz:

Thank you for your letter dated January 18, 2012, seeking information about the application of the new accessibility requirements for swimming pools and spas in the 2010 ADA Standards for Accessible Design (2010 Standards). In particular, you requested information about the use of portable pool lifts at existing swimming pools that are subject to the barrier removal obligations arising under title III of the Americans with Disabilities Act of 1990 (ADA).

As you know, the Department of Justice published its revised final regulations implementing the ADA for title II (State and local government services) and title III (public accommodations and commercial facilities) on September 15, 2010. *See* 75 FR 56163. The revised ADA rules are the result of a six-year process to update the

Department's regulations. As part of this process, the Department sought extensive public comment, issuing an Advance Notice of Proposed Rulemaking (ANPRM) on September 30, 2004, 69 FR 58768 and two Notices of Proposed Rulemaking (NPRM) on June 17, 2008, 73 FR 34466 (title II) and 73 FR 34508, (title III). The Department also held a public hearing on the NPRMs and during the comment period received over 4,435 written public comments.

The revised regulations update the general nondiscrimination provisions implementing the ADA; with some exceptions, revisions to these general nondiscrimination provisions have been in effect since March 2011. The revised regulations also adopt revised design requirements for new construction and alterations, known as the 2010 ADA Standards for Accessible Design. The 2010 Standards update requirements for accessible fixed or built-in elements that were originally covered in the 1991 ADA Accessibility Guidelines (1991 Standards) and also establish new ("supplemental") requirements for a variety of recreational facilities, including requirements for accessible means of entry and exit for swimming pools and spas. New construction and alterations started on or after March 15, 2012 are generally required to comply with the 2010 Standards. In addition, effective March 15, 2012, the 2010 Standards must be used while meeting ongoing barrier removal obligations, which are discussed in more detail below.

Title III of the ADA requires that public accommodations (e.g., owners, operators, lessors and lessees of hotels, resorts, swim clubs, and sites of events open to the public) remove physical barriers in each existing building or facility to the extent that it is readily achievable to do so (i.e., easily accomplishable and able to be carried out without much difficulty or expense). Known as readily achievable barrier removal, this requirement has been in effect since January 26, 1992, and public accommodations since that date have been required to engage in barrier removal in existing buildings and facilities on an ongoing basis. The regulation implementing the ADA barrier removal obligation recognizes that it is not always readily achievable to remove all architectural barriers in an existing building at the outset, and, as discussed further below, sets forth priorities for removal of barriers over time.

As discussed above, the 2010 Standards add supplemental requirements to the ongoing barrier removal obligation, including requirements for accessible means of entry and exit for pools, spas, and wading pools. These requirements are found at sections 242 and 1009 of the 2010 Standards. If a hotel or motel has more than one pool, it must remove barriers, to the extent that it is readily achievable, at each pool. If it is not readily achievable to immediately provide an accessible means of entry and exit at every

pool, then the covered entity must remove barriers to the extent that it is readily achievable to do so. It is important to note that the barrier removal obligation is a continuing one, and it is expected that a business will take steps to improve accessibility over time.

To determine whether it is readily achievable to provide an accessible means of entry to an existing pool, public accommodations should consider the following factors:

- The nature and cost of the action;
- Overall resources of the site or sites involved, the number of persons employed at the site, the effect on expenses and resources, legitimate safety requirements that are necessary for safe operation, including crime prevention measures, or the impact otherwise of the action upon the operation of the site;
- The geographic separateness and relationship of the site(s) to any parent corporation or entity;
- The overall resources of any parent corporation or entity, if applicable; and
- The type of operation or operations of any parent corporation or entity, if applicable.

The 2010 Standards apply to "fixed" or built-in elements. A "fixed" element is one that is attached to a covered building or facility. Therefore, for an existing pool with less than 300 linear feet of pool wall, for example, removing barriers will involve providing one accessible means of entry, meaning a built-in or "fixed" pool lift or a sloped entry that complies with the 2010 Standards to the extent that it is readily achievable to do so (larger pools with 300 or more linear feet of pool wall are required to have two accessible means of entry, with at least one being a pool lift or sloped entry). If, in our example, an entity chooses to use a lift complying with the 2010 Standards that is removable or otherwise designated as "portable," it may do so, so long as while the lift is provided at the pool, it is affixed in some manner to the pool deck or apron.

If installation of a fixed lift or sloped entry is not readily achievable, then a public accommodation may consider alternatives such as use of a portable pool lift that is *not* affixed to the pool facility but incorporates features that in all other respects comply with the 2010 Standards, or the public accommodation may consider other readily achievable accessible means of entry, such as a transfer wall or pool stairs. However, the 2010 Standards' emphasis on the provision of a lift or a sloped entry recognizes the

fact that many people with mobility disabilities rely more heavily on these means to independently enter and exit a pool.

When selecting equipment, the public accommodation should factor in the staff and financial resources needed to keep the pool equipment available and in working condition at poolside. Once provided, a pool lift or other accessible means of entry must remain in place and be operational during all times that the pool is open to guests. Accessible features are only required to be available for use when the facility is available to the public. Thus, pool lifts or other accessible means of entry may be stored away from the pool while the pool is closed. For example, if a pool is closed during the winter months, the public accommodation is free to remove the lift from the pool deck and store it.

In your letter, you expressed concern about whether pool lifts posed safety concerns to children using the pool. In striking a balance between guaranteeing access to individuals with disabilities and recognizing the legitimate concerns of businesses and other private entities, the ADA has always allowed for "legitimate safety requirements" to be taken into account in determining whether an action is readily achievable. *See* 28 C.F.R. § 36.104 (definition of "readily achievable"). As explained in the preamble to the 1991 regulation, a public accommodation may consider legitimate safety requirements in its assessment of whether barrier removal is readily achievable, "so long as the requirements are based on actual risks and are necessary for safe operation of the public accommodation." *See id.* pt. 36, App. C, p. 885 (2011). Speculation or unsubstantiated generalizations about safety concerns or risks cannot form the basis of a legitimate safety requirement.

With respect to safety concerns expressed in your letter about pool lifts in unattended pools, we note that the Access Board addressed this very issue in September 2002 in conjunction with its promulgation of its final rule adopting its ADA/ABA Accessibility Guidelines for Recreation Facilities. *See* 67 FR 56352 (September 3, 2002). These guidelines were incorporated into the Access Board's 2004 ADA/ABA Accessibility Guidelines which were subsequently adopted by the Department as part of the 2010 Standards:

*Comment.* A few commenters expressed safety concerns where pool lifts are provided in pools that are unattended.

*Response.* Pool lifts have been commercially available for over 20 years. While the Board recognizes that inappropriate use of pool lifts may result in

accident or injury, the Board is not aware of any incidents of injury or accidents involving pool lifts. The Board is also not aware of any evidence that shows that pool lifts are any less safe than other components of a pool facility, such as other means of pool entry, when they are used inappropriately. Manufacturers are also incorporating features which are intended to discourage inappropriate use, such as fold-up seats and covers.

*See 67 FR at 56379.* The Board's discussion is wholly consistent with the Department's regulatory approach which permits consideration of legitimate safety requirements to inform the readily achievable analysis but insists that such requirements be based on *actual* risks and be *necessary* for safe operation of the public accommodation.

Additional information about the barrier removal requirements and the 2010 ADA Standards is also available on the Department's ADA Website at [www.ada.gov](http://www.ada.gov) or by contacting an ADA Specialist through the ADA Information Line at 800-514-0301 (Voice) or 800-514-0383 (TTY).

We hope this information is helpful. Please do not hesitate to contact the Department if we may be of assistance with this, or any other matter.

Sincerely,

Allison Nichol

Chief

Disability Rights Section

## Pool/Spa Lift Estimate #3



Search entire store here...

Search

[Home](#) / [ADA Pool Lifts](#) / **Commercial Series Portable Lift C-375**



Double click on above image to view full picture



**MORE VIEWS**



**Commercial Series Portable Lift C-375**

[Email to a Friend](#)

[Be the first to review this product](#)

[Sign up for price alert](#)

Availability: In stock.

**From:** \$4,450.00

**To:** \$5,520.00

**Price as configured:** \$4,450.00

**Quick Overview**

Standard Features

- ADA Compliant Pool Lift
- Stainless Steel Construction
- Powder Coat Finish
- Lift Capacity – 375 lbs
- Battery Powered 24 volt system
- User Friendly Controls
- Lifetime Structural Warranty
- Arm Rests
- Foot Rest
- Safety Seat Belt
- Right Seat Position
- UPS Packaging for easy shipping
- Can be used for spas and pools
- Fits most standard pool applications
- Key Lockout System (patent pending)
- Emergency Return System (patent pending)
- UV Resistant
- Includes Battery Charging Station
- Retro fit, Tri-Point drop in, or Tri-Point Anchoring System (optional)

**C-375 Portable Lift Options**

- 1 x C-375 Installation **+\$800.00**
- 1 x Protective Lift Cover for S and C Series **+\$270.00**

**Price as configured:** \$4,450.00

Qty:

**Product Description**

The ADA-Compliant Commercial Series Pool Lifts feature a Key Lock-Out System that is designed to lock the system out with the turn of a key when the unit is not in or intended to be in use. It also has an Anti-Pinch Linkage System that holds the seat in level position with an external linkage system that virtually eliminates pinch points. The Commercial Series also feature an Emergency Return System which is designed to connect the power source directly to the actuator in the event the handset and/or controls malfunction. It will safely return the stranded user to the up position and out of the water.

**Product Tags**

Add Your Tags:

**Add Tags**

# Commercial Series Lifts

C-375 Portable

C-450 Portable

## Standard Features

- ADA Compliant Pool Lift
  - Stainless Steel Construction
  - Powder Coat Finish
  - Lift Capacity -  
C-375 375 LBS. / C-450 450 LBS.
  - Battery Powered 24 volt system
  - User Friendly controls
  - Lifetime Structural Warranty
  - Arm Rests
  - Foot Rest
  - Safety Seat Belt
  - Right Seat Position
  - UPS Packaging for easy shipping
  - Can be used for spas and pools
  - Fits Most Standard Pool Applications
  - Key Lock Out System (Patent Pending)
  - Emergency Return System (Patent Pending)
  - UV Resistant
  - Includes Battery Charging Station
  - Retro fit, or Tri-Point drop in, or Tri-Point Anchoring System optional
- **The new Anti-Pinch Linkage System** (Patent Pending) holds the seat in a level position with an external linkage system that virtually eliminates pinch points.
  - **Portable Capability System** (Patent Pending) – The commercial series lifts can be purchased as a stationary lift and can be made into a fully portable unit with the addition of a portable kit at any time.
  - **The key lock out system** is designed to lock the system out with the turn of a key when the unit is not in or intended to be in use.
  - **The emergency return system** is designed to connect the power source directly to the actuator in the event the handset and or controls malfunction. It will safely return the stranded user to the up position and out of the water.



\* Lift Patent Pending

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

## Options



Protective Cover



Extra Battery



2012

# New ADA Laws

- All of our lifts are compliant with the New ADA Laws
- All swimming pools in the USA that fall under Title II or Title III need to comply with the new laws.

**Title II (Public Industry)** municipal pools, school pools, government owned pools, etc.

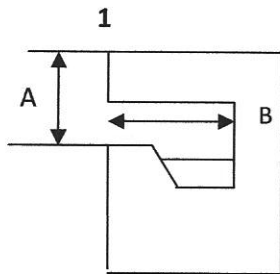
**Title III (Private Industry)** place of recreation, place of lodging, which addresses public accommodations

- Existing pools shall become compliant with accessibility by March 15, 2012
- There are tax incentives available  
See details at [www.GlobalLiftCorp.com](http://www.GlobalLiftCorp.com)

**C-375 Portable**  
**C-450 Portable**

PLEASE CHOOSE WHICH APPLICATION YOUR POOL GUTTER BEST REPRESENTS

**DECK CONFIGURATOR COMMERCIAL SERIES LIFTS**



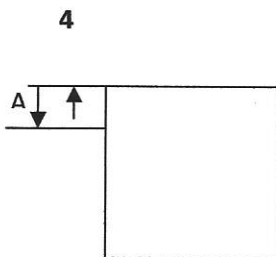
Fully Recessed Gutter

**LEGEND MIN/MAX**

A= (Draft) pool deck to water line 0 – 7”

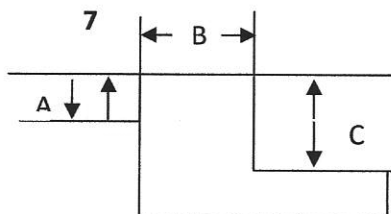
B= Width of Gutter 1 – 12”

C= Height of Curb 1 – 2”



Gutter less Deck

**NOTE: If your pool doesn't fall within these measurements, Please contact your dealer for assistance**



Above Ground Pool

**Dealer:**

## Playground Estimate #1



**PLAYGROUND PROPOSAL**

For  
Lakeside Plantation  
DMK Associates

April 2, 2012

Plastic ADA Use Zone Access Ramp	1,022.00
Accessible Two-wheel Bus Panel to include 2 3.5" Steel Posts	1,046.00
4' Tan Plastic Border Panels with Stakes (quantity 39)	2,028.00
Chalk Board and Sign Language Panel with 3 3.5" Steel Posts	1,300.00

<b>Equipment</b>	\$5,396.00
------------------	------------

As shown on plan except those items labeled N.I.P. (Not In Proposal). Although every effort has been made to ensure accuracy, Grounds For Play reserves the right to make changes in the lay out for safety reasons, to avoid slopes, or utilities.

<b>Equipment Installation</b>	\$2,050.48
-------------------------------	------------

Based on equipment listed above and site information provided by customer.

<b>Use Zone Installed: 57 cubic yards of Engineered Wood Fiber</b>	\$3,528.44
--	------------

(Approximate depth 12 in. after compaction) bordered 4' Plastic Border Panels (Listed Above) New material will be added to existing material and leveled to be in compliance with ADA.

Materials \$2,103.44 Labor \$1,425

<b>Site work:</b>	\$1,890.00
-------------------	------------

Remove 50 sq. ft. of 4" dirt \$140.00

Install 50 sq. ft. of Concrete \$700.00

Remove and Dispose of 6" x 6" Pressure-Treated Timber border

<b>Shipping and Handling Estimate</b>	\$1,607.92
---------------------------------------	------------

While Grounds For Play makes every effort to provide accurate shipping prices, these are only estimates and additional charges may apply.

<b>State of Florida Sales Tax 6% Plus any local option. Tax-exempt customers must provide exemption certificate for this line to be removed. <a href="https://geotax.state.fl.us/dorPubIdx.jsp">https://geotax.state.fl.us/dorPubIdx.jsp</a></b>	\$1,013.10
--	------------

<b>PROJECT TOTAL:</b>	\$15,485.94
-----------------------	-------------

NOTES: Prices are valid for at least 30 days.

Respectfully Submitted:

*Andrew Adams*

\_\_\_\_\_  
Andrew Adams C.P.S.I.  
Design Consultant

**OPTIONS:** Optional equipment and/or services are listed below. Please initial all accepted options. Project total will be adjusted to reflect desired options.

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

**NOTES:**

- 1) Proposal is valid for at least 30 days and assumes that all work is ordered at the same time.
- 2) No leveling of play areas prior to installation is included and assumes a 2% slope maximum existing grade. Steeper slopes will require excavation or fill and will be customer's responsibility.
- 3) Pricing assumes easy site access with minimum 10' wide accessible route for heavy equipment.
- 4) Pricing assumes any excavated soil can be spread on site. Off site disposal will be at additional cost.
- 5) The scope of work to be provided by GFP and covered by this proposal is limited to the equipment, site amenities, materials and services as shown on the plan and identified in this proposal.
- 6) Proposal does not include any applicable taxes.
- 7) Pricing does not include costs associated with encountering subsurface obstacles or drainage issues.
- 8) Pricing does not include the following: local prevailing wage requirement (Davis-Bacon), union labor premiums, bonds, parking permits, or other job related fees. If called for, these costs will be added to the total.
- 9) Installation prices assume one single trip to the site by the installer, and on the date(s) scheduled by GFP project management (may include multiple days). Any delays or interruptions to scheduled work caused by the customer may result in additional labor charges.
- 10) If proposal is accepted, customer will be requested to sign the GFP project agreement, the standard contract for playground projects. The agreement details the anticipated scope of project responsibility and liability for both the customer and GFP.

**CONDITIONS OF PLAYGROUND PROPOSAL AND/OR BID**

**TERMS OPTIONS:**

- \_\_\_\_\_ **OPTION A:**  
*Project Agreement with Purchase Order (Government entities and public school districts only)*
- \_\_\_\_\_ **OPTION B:**  
*Purchase Order and Project Agreement with 50% down payment and balance due upon completion.*
- \_\_\_\_\_ **OPTION C:**  
*Project agreement between Grounds For Play and customer with 50% down payment and balance due upon completion.*
- \_\_\_\_\_ **OPTION D:**  
*Project agreement between Grounds For Play and customer with 95% down payment and balance due upon completion with a 3% discount on equipment for early payment.*
- \_\_\_\_\_ **OPTION E:**  
*Other terms agreed to in advance by Grounds For Play and customer.*

**WARRANTY OF MATERIALS AND INSTALLATION:**

Grounds For Play, Inc. warrants its equipment to be free from defects in materials and workmanship under normal use and service for the periods below:

**Lifetime Warranty:** Fiberglass Reinforced Polymer (FRP) posts.

**15 Year Warranty:** composite decking.

**10 Year Warranty:** Extruded plastic components, Rotationally molded slides and roofs.

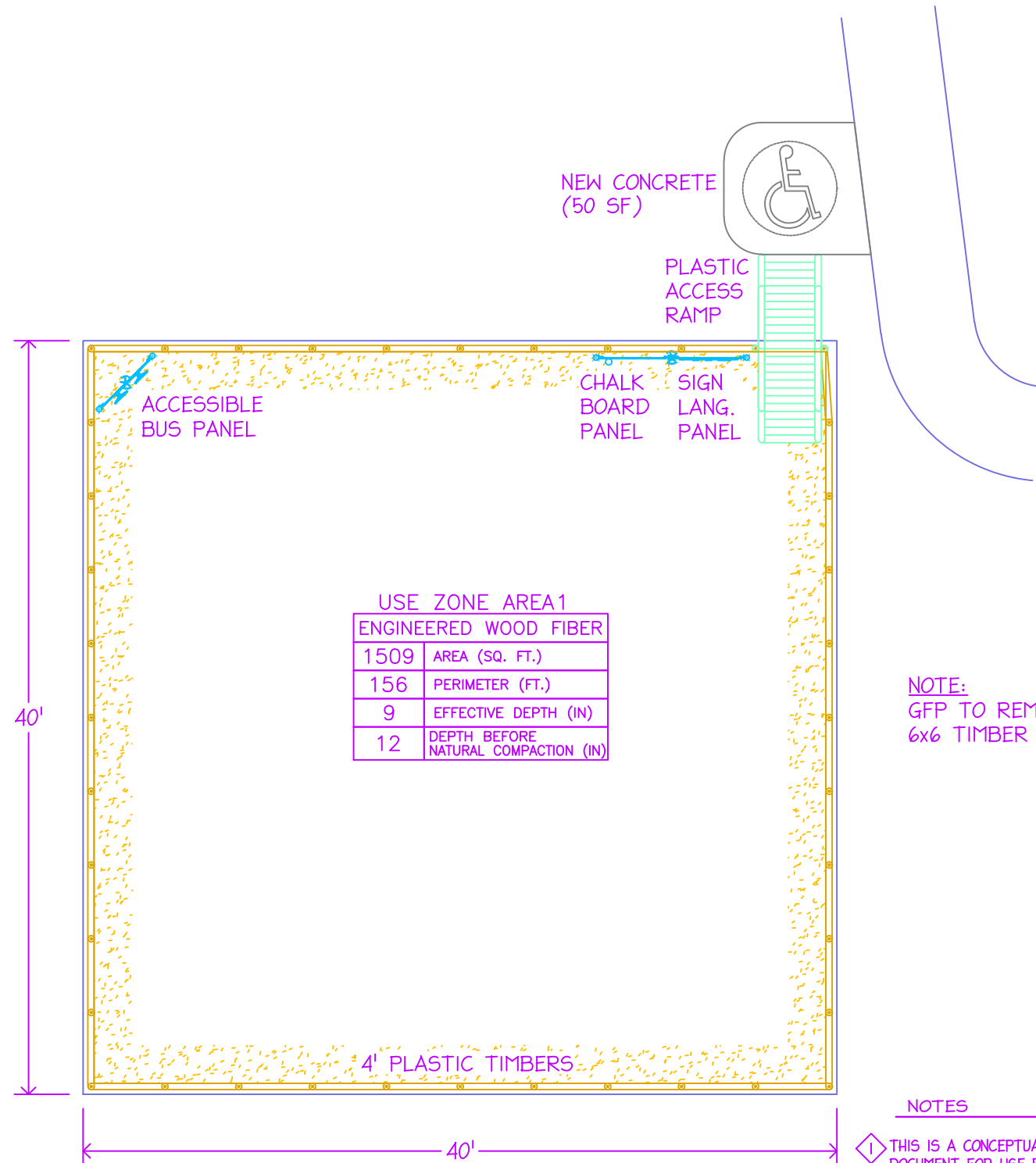
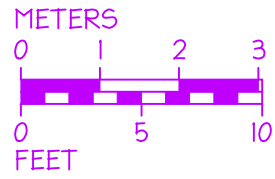
**2 Year Warranty:** rubber surfacing (excluding discoloration and abrasion).

**2 Year Warranty:** All other parts manufactured by Grounds For Play, Inc. (except tarp materials, which carry a one year warranty).

All warranty periods begin on the date of the invoice. This warranty does not cover defects which are cosmetic (scratches, dents, marring, fading, discoloring) and does not cover paint, normal wear or tear, damage due to vandalism, natural disaster or lack of maintenance. This warranty is valid only when the equipment has been installed by or under the supervision of installers certified by Grounds For Play, Inc.

This warranty exists in lieu of all other warranties of merchantability or fitness for a particular purpose.

**ASSURANCE:** All Grounds For Play equipment, installations and fall zone installations are in compliance with U.S. Consumer Product Safety Commission (C.P.S.C.) Guidelines (1997) for public playground safety



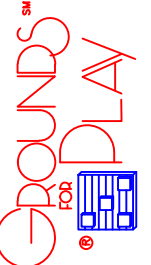
**NOTE:**  
GFP TO REMOVE EXISTING  
6x6 TIMBER BORDER

**NOTES**

1 THIS IS A CONCEPTUAL DESIGN AND SHOULD NOT BE CONSIDERED A CONSTRUCTION DOCUMENT FOR USE BY ANYONE OTHER THAN A GROUNDS FOR PLAY CERTIFIED INSTALLER, AND IS INTENDED ONLY TO BE A GUIDE FOR PLACEMENT. NO INVESTIGATION WAS MADE FOR SUB-SURFACE CONDITIONS RELATED TO UTILITIES OR PERCOLATION/DRAINAGE OF WATER, OR TO EASEMENTS, ZONING REQUIREMENTS, OR OTHER ISSUES REQUIRED BY CUSTOMER OR GOVERNMENT ENTITY. THE DESIGN WAS PREPARED WITHOUT ANY SURVEYS OR ENGINEERING DOCUMENTS AND ASSUMES AREAS FOR EQUIPMENT SLOPE 2% OR LESS. CUSTOMERS WHO ELECT TO INSTALL PLAYGROUND COMPONENTS WITHOUT THE SUPERVISION OR DIRECTION OF A CERTIFIED GROUNDS FOR PLAY INSTALLER ACCEPT ALL RESPONSIBILITY FOR IMPLEMENTATION OF THE DESIGN. CONCEPT. SAND IS NOT PROVIDED FOR SANDBOXES. PLUMBING IS NOT PROVIDED FOR WATER PLAY ITEMS. THIS DESIGN IS COPYRIGHTED MATERIAL AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF GROUNDS FOR PLAY, INC.

**INSTRUMENT OF SERVICE  
THIS PLAN MAY NOT BE  
USED WITHOUT WRITTEN  
CONSENT FROM  
GROUNDS FOR PLAY, INC.**  
© 2005 Grounds For Play, Inc.

1401 E. Dallas St.  
Mansfield, Tx 76063  
1-800 -552-7529  
Metro (817) 477-5482  
Fax (817) 477-1140



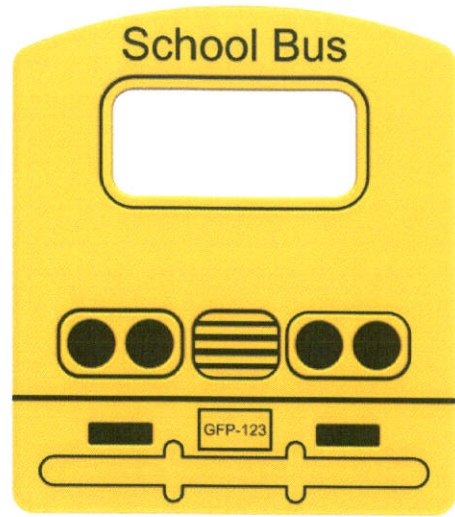
Design Consultant: Andrew Adams  
Proposal: Pxxxx-2012  
Filename: Lakeside Plantation  
Lakeside Plantation  
3-29-2012  
Scale: 1"=8'-0"  
Ph.D. Review By:  
Date: 3/28/12  
Drawn By: ckeller

LAKESIDE PLANTATION  
North Port, FL 34289  
PLAYGROUND PLAN

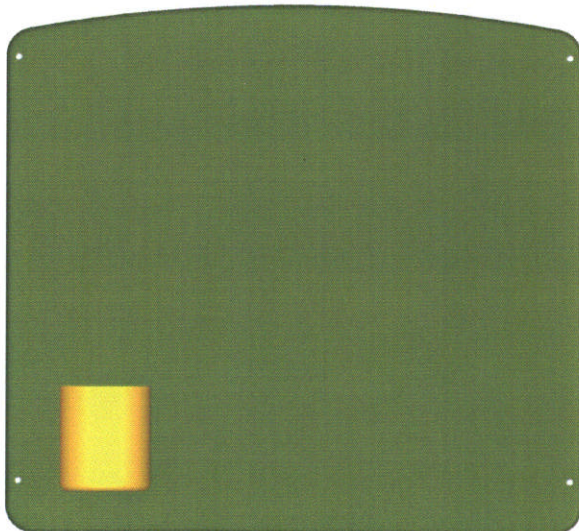
# Grounds for Play



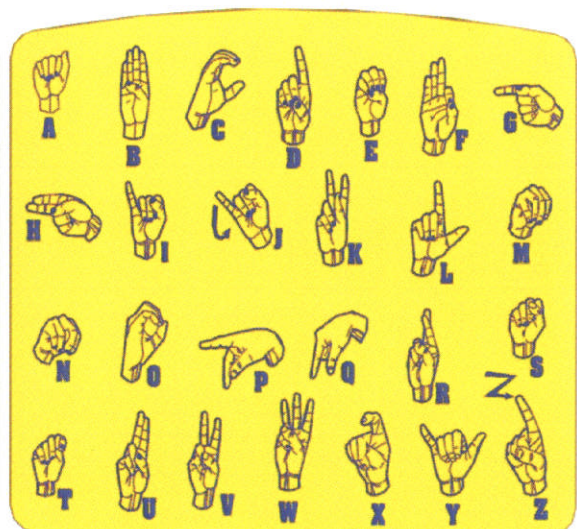
ADA Ramp



Bus Panel



Chalk Board Panel



Sign Language Panel

## Playground Estimate #2



## ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. **PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.**

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

Reference: Department of Justice to enforce ADA regulations in 2012.

To whom this may concern,


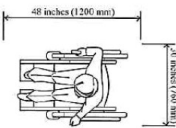
The D.O.J announced the adoption of ADA guidelines to be enforced starting in March of 2012. Part of these guidelines includes regulations in play areas including such requirements as no change in level greater than 1/2". Please keep this in mind when designing entrances and accessible routes into your play areas containing Woodcarpet®. Ramps leading into and out of the play area are easy remedies to these requirements.



Also remember that a 30"x48" ground space must be present at the accessible equipment as well as maintaining an accessible route 60" wide from the entrance and exit points. This includes 50% of the elevated components of your designated equipment must be on an accessible route so please maintain these areas by keeping them compacted and level.

### Clear Floor or Ground Space


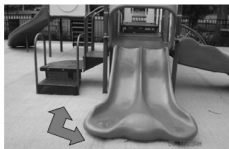
- 30 in. x 48 in. min.
- Discretionary placement
- Applies to ground-level & elevated components accessed by ramp



79

### Accessible Routes

- Route designed to provide access for individuals with disabilities
- Connects all **entry and exit** points of accessible play components



UNITED STATES ACCESS BOARD 28



Quality, Integrity & Innovation.

Zeager Woodcarpet® wear mats and bonded Woodcarpet® are viable options to help keep your loose fill surface accessible in these areas.



Nowhere in the guidelines does it state that loose fill products such as engineered wood fiber are not acceptable play surfaces! The key is to maintain the surface. Remember, an accessible playground surface has these characteristics:

- Firm, stable and slip resistant. Meets ASTM F1951 test method.
- Resilient enough to meet ASTM F1292 for impact attenuation.
- Relatively level. 1:16 max slope on accessible route.
- No changes in level between surfaces greater than 1/2".
- No gaps between surfaces greater than 1/2".

Will this affect how much Woodcarpet® you need for a given area and will this change how you install the product? Yes.

It has been standard procedure in the past to determine how much Woodcarpet® engineered wood fiber needed for a play area with 2 options in mind; A) Taking the square footage divided (/) by 27 , and to multiply by 1.35 for an additional 35% to allow for natural compaction to occur within 2-6 weeks or B) Figure for immediate accessibility by taking the square footage divided by 27 and multiplying by 1.50 for an additional 50% to account for installing the surface in 6 inch levels- wetting and compacting mechanically until the desired thickness was achieved.

While this produces a wood fiber surface that is immediately accessible, it does require approximately 15% more wood fiber.

It is Zeager's recommendation that our customers install Woodcarpet® so that it will be immediately accessible and will meet ADA standards from the onset. Zeager's website is updated so that a 50% compaction rate is calculated for the amount needed in a given area and will update all of their



Quality, Integrity & Innovation.

specification and installation instructions to reflect this change. Please take this into account if you are using our slide rules which currently figure the additional 35% for compaction.



Use a compactor in small areas



Use a track loader to speed compaction in larger areas.

Thank you for your cooperation and for educating your customers on the need to keep their playgrounds accessible. You can see more information available at <http://www.access-board.gov/ada/index.htm> .

New multipliers to use for extra compaction factor:

<u>DEPTH NEEDED</u>	<u>MULTIPLIER</u>	<u>Cubic Yards - 2000 sqft. Mechanically compacted</u>
<u>16</u>	<u>0.074</u>	<u>148</u>
<u>12</u>	<u>0.056</u>	<u>112</u>
<u>10</u>	<u>0.047</u>	<u>94</u>
<u>9</u>	<u>0.042</u>	<u>84</u>
<u>8</u>	<u>0.038</u>	<u>76</u>
<u>7</u>	<u>0.033</u>	<u>66</u>
<u>6</u>	<u>0.028</u>	<u>56</u>
<u>4</u>	<u>0.0185</u>	<u>37</u>
<u>3</u>	<u>0.014</u>	<u>28</u>
<u>2</u>	<u>n/a</u>	<u>n/a</u>

Sincerely,

Jeff Mrakovich  
Assistant Sales Manager/ Product development  
Zeager Bros. Inc.  
1-800-346-8524 - Ext. 246

## Little Tikes

**NOTE: These images were not submitted as part of a cost estimate. They are images taken from Little Tikes website to give you a general idea of the type of components that were listed in the Little Tikes Commercial Florida cost estimate.**



Tic-Tac-Toe panel



Bongo Panel

## **Additional Information**

### **Pool/Spa Lift Estimate #1:**

Brandon Popa, from Popa Pools, completed a site inspection of Lakeside Plantation's pool and spa. He stated that his sales rep does not advise portable pool lifts or the use of one(1) removable lift with two(2) anchor points that can be anchored by the pool or the spa. His price estimate is for one lift located at the pool, so double to price for two lifts located at the pool and spa.

You can contact Brandon Popa at:

Work: (941) 629-1000

popapools@hotmail.com

### **Pool/Spa Lift Estimate #2:**

Nautilus Pools did not perform a site visit but I sent them several pictures of the pool and spa area. Eryn Tocco, with Nautilus Pools stated, "I discussed with Pete providing the option for portable lifts and per the Department of Justice this type of lift is not permissible at this time. Please let me know if I can help you in any way." I requested verification of this information from her and I have attached the documentation she sent me with her cost estimate.

You can contact Eryn Tocco at:

Work: (941) 624-5744

info@nautiluspoolsusa.com

### **Pool/Spa Lift Estimate #3:**

Adam Barragan, with Pool Globe, Inc., sells ADA compliant portable pool lifts. The pricing for the C-375 Portable lift does not include shipping or installation. His company does not perform installations outside of the Miami, FL area but he would be willing to assist in locating an installer in your area. As for shipping, he stated right now they have a special where shipping is free. He thinks this special will last until May but there are no guarantees. He stated that the portable pool lift might not work with Lakeside Plantation's pool. Please review the Deck Configurator Commercial Series Lifts section of the C-375 and C-450 Specifications. If you have questions please feel free to contact him at:

Cell: (305) 764-0916

adam@poolglobe.com

### **NOTE:**

Please review the Department of Justice's "Revised ADA Requirements: Accessible Pools – Means of Entry and Exit" guide dated January 2012 for more information regarding accessible pools.

It states:

"Sharing accessible equipment between pools is not permitted, unless it would result in undue burdens to provide equipment at each one."

“If installation of a fixed lift is not readily achievable, the public accommodation may then consider alternatives such as use of a portable pool lift that complies with the 2010 Standards. It is important to note that the barrier removal obligation is a continuing one, and it is expected that a business will take steps to improve accessibility over time.

### **Playground Estimate #1:**

The Grounds for Play Playground proposal includes a site work section for pricing installation of a 50 sq. ft. concrete pad outside the play area. You may not need the line items of “Remove 50 sq. ft. of 4” dirt \$140.00” or “Install 50 sq. ft. of Concrete \$700.00” if you choose a Concrete contractor to perform all of your concrete/paver needs.

Andrew Adams, with Grounds for Play, had the following comments:

1. I have also attached CAD images of each of the elements to be installed. (Most of my real life photographs include square posts and I did not want to confuse anyone.)
2. The Engineered Wood Fiber will go to the top of the border. The image shows the surface pulled away from the ramp, for clarity.
3. All three panels will use blue 3.5” round blue posts to complement the structure. The panels can be in your choice of colors. I would suggest either red, tan, teal (or a combination) to complement the colors of the existing equipment. (I would not suggest yellow because it fades so quickly)

Please let me know if you have any questions.

You can contact Andrew Adams at:

[andrewadams@groundsforplay.com](mailto:andrewadams@groundsforplay.com)

Phone/Fax: (850) 939-8581

Cell: (850) 830-2094

### **Playground Estimate #2:**

In the Little Tikes Playground Proposal, a price was given for two different accessible surfaces, one being engineered mulch and the other being No Fault Safety Surface which is a poured in place composite material. You will only need to choose one of the options.

Glenn Garcia, with Little Tikes, had the following comments:

1. On the Safety Surface (PIP) I’ve quoted you No Fault which is a premium product w/ excellent warranty however if your client would like to go this route we can get a few other estimates and perhaps save anywhere from \$1500-\$3000.
2. The engineered mulch chips does not include any removal/disposal of existing and/or any site preparation work that may be needed to accomplish a 12” depth (which is what’s needed to obtain a 9” after natural compaction)... This would require a site visit by the contractor.
3. The installation for the ground level play components is a pretty good estimate however needs to be confirmed by the installer.

Please let me know if you have any questions.

You can contact Glenn Garcia at:

Glenn.Garcia@LTCPS.com

Phone: (954) 530-3692

Cell: (954) 232-5067

**NOTE:**

The playground contractors did not perform site visits so these estimates are based off of pictures and assumptions. The purpose of these estimates was to establish approximate prices for accessible ground surfaces for a comparable play area to that of the existing Lakeside Plantations size, and different ground components that could be utilized. Many aspects of the bids could change depending on actual site conditions and owner choices. Also, the playground rep stated as an option, the accessible wood mulch may be installed by qualified local landscaping companies, which could save money on travel costs/installations fees.

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## PROPOSAL

February 26, 2012

Robert M. Beckman, Inc.  
dba/Beckman Concrete and Masonry  
9225 Strasse Boulevard  
Punta Gorda, Florida 33982  
cell-941-628-4079  
fax:941-347-7489  
[rbeckman222@comcast.net](mailto:rbeckman222@comcast.net)

Re: Proposal for sidewalks

### Proposal Description:

As we discussed , this is a proposal for the concrete work to be done by Beckman Concrete for a concrete sidewalk to be put in between a Horseshoe pit and a Bochey Ball Court. All labor and materials included in the total proposal price.

The total proposal price for this concrete sidewalk is \$1,500.00.

As we also discussed, the two(2) other concrete sidewalks total 1372 square feet of concrete at \$3.00 a square foot. All Labor and Materials are included in the total proposal price.

The total proposal price for these two concrete sidewalks is \$4,116.00.

All work will be done with 3000PSI concrete.

Thank you for the opportunity to work with you and if there is any further questions or comments, please call me at the number listed above.

Thank you,  
Robert M. Beckman, Sr.

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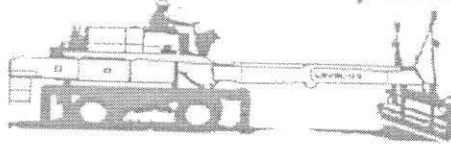
**DON RIGGS CONCRETE, INC.**

2400 Tamiami Trail, Suite A  
Port Charlotte, FL 33952  
#CGC024794



**FAXED**  
3-7-12

*Specializing in Concrete & Masonry Construction*



Don M. Riggs, President

(941) 625-1102  
(941) 629-2654 Fax

March 7, 2012

DMK Associates  
c/o Lakeside Plantation  
435 Commercial Ct., Ste.200  
Venice, FL 34292

**PROPOSAL (revised)**

Scope of work:

Add concrete sidewalks at bocce ball court, horseshoe court and playground areas.  
Remove and adjust pavers at Fitness room, Billiards hall.  
Entire Fitness room and Billiards room hall ways.

We hereby propose to provide labor and materials for the scope of work listed above

Bid includes:

Option (1) Paver areas:

1. Remove and replace pavers where needed to achieve ADA requirements at fitness room door.
2. Remove and replace pavers where needed to achieve ADA requirements at Billiard room door.
3. Remove and replace pavers in entire Fitness room hall way to achieve ADA requirements.
4. Remove and replace pavers in entire Billiards room hall to achieve ADA requirements.
5. Pour 53 ft. of sidewalk 10 ft. wide and 24 ft. of sidewalk 5 ft. wide between Bocce ball court and Horseshoe pits to comply with ADA access requirements.
6. Pour Approx. 25 ft. of sidewalk 5 ft. wide at Play ground area to comply with ADA access requirements
7. Clean up of our trade

Note: Prices excludes Permits and handrails

Page 2.

Proposal (continued)

Item (1)	\$552.00
Item (2)	\$552.00
Item (3)	\$4,600.00
Item (4)	\$4,600.00
Item (5)	\$4,180.00
Item (6)	\$1,425.00

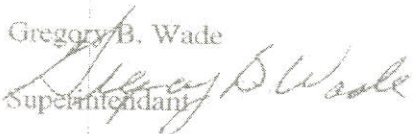
NOTE: Prices good for 30 days

Respectfully submitted,

Acceptance of Proposal – The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made upon completion.

Gregory B. Wade

Superintendent



Signature: \_\_\_\_\_

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

## **LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

---

District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**To:** Lakeside Plantation Board of Supervisors  
**From:** Allan Heinze  
**Date:** 4/5/2012  
**Re:** Update On The Request For A Refund on Taxes Paid

---

Attached is the latest update from Mr. Vericker on the attempt to obtain a refund on taxes previously paid by the District.

Allan Heinze  
ADM, District Management Services, LLC

NELSON  
HESSE LLP  
ATTORNEYS AT LAW

F. STEVEN HERB \*  
GARY W. PEAL  
ROBERT K. ROBINSON \*\*++  
DOUGLAS E. POLK  
OMER CAUSEY +  
PRESTON DEVILBISS, JR. \*+  
DANIEL C. GUARNIERI  
SARAH BLACKWELL

+ Of Counsel  
++ Also licensed in GA

2070 Ringling Boulevard  
Sarasota, Florida 34237

Telephone (941) 366-7550  
Telefax (941) 955-3708

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

RICHARD E. NELSON  
(1930-2002)

ROBERT L. HESSE  
Retired

\*Certified Circuit Court Mediator

\*\*Board Certified City, County  
and Local Government Law

*Via Facsimile 941-861-8349*

March 27, 2012

Barbara Ford-Coates  
Sarasota County Tax Collector  
101 S. Washington Boulevard  
Sarasota, Florida 34236

Re: Lakeside Plantation Community Development District  
and Woodlands Community Development District  
Request for Refund

Dear Ms. Ford-Coates:

On behalf of the City of North Port, we would object to the request for refund for both Lakeside Plantation and Woodlands Community Development District at this time. First, the City does not believe that a DR-462 is the appropriate form to request a refund of the payment of non ad valorem assessments that were issued by the City of North Port. Second, the City is of course aware of the Supreme Court's decision in *North Port Road & Drainage District vs. West Villages Improvement District*, No. SC 10-1220. The City is presently analyzing the Supreme Court's decision as to its applicability to all of the governmental entities located in the City of North Port. The Supreme Court's decision is somewhat dependent upon enabling legislations that create each of the various governmental entities that own property in the City of North Port. The City is in the process of reviewing those at this time. The City will then process certificates of correction on all governmental properties whether they have or have not paid the special

Barbara Ford-Coates

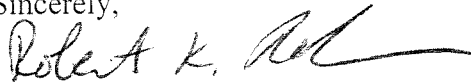
Re: Lakeside Plantation and Woodlands Community Development Districts

March 27, 2012

Page 2.

assessments for the purpose of showing either no assessment for the tax years 2008-2009 and, if any of the governmental entities such as Lakeside paid, requesting a refund be processed for those assessments paid. We will be in contact with your office shortly with regard to our findings.

Sincerely,



Robert K. Robinson

For the Firm

RR/jb

Copies:

John M. Vericker

Jon Lewis

Chief Bill Taaffe

Danny Schult

Peter Lear

Branford Adumuah

# Lakeside Plantation Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2012



**DMS**

District Management Services, LLC

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

## Lakeside Plantation Community Development District

### Balance Sheet

As of 2/29/2012

(In Whole Numbers)

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>General Fixed Assets Account Group</b>	<b>General Long-Term Debt Account Group</b>	<b>TOTAL</b>
<b>Assets</b>					
Cash	7,356	0	0	0	7,356
Investments--Current	665,713	162,338	0	0	828,051
Accounts Receivable	2,823	16,063	0	0	18,887
Prepaid Items	5,795	0	0	0	5,795
Due From Other Funds	0	0	0	0	0
Amount Available In Debt Service Fund	0	0	0	177,278	177,278
Amount To Be Provided Debt Service	0	0	0	1,777,722	1,777,722
Fixed Assets	0	0	7,797,647	0	7,797,647
<b>Total Assets</b>	<b>681,687</b>	<b>178,401</b>	<b>7,797,647</b>	<b>1,955,000</b>	<b>10,612,736</b>
<b>Liabilities</b>					
Accounts Payable	20,988	0	0	0	20,988
Accrued Expenses Payable	2,744	0	0	0	2,744
Deferred Revenue	2,823	1,124	0	0	3,947
Due To Other Funds	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	1,955,000	1,955,000
<b>Total Liabilities</b>	<b>26,555</b>	<b>1,124</b>	<b>0</b>	<b>1,955,000</b>	<b>1,982,679</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>					
Investment In General Fixed Assets	0	0	7,797,647	0	7,797,647
Fund Balance--Reserved	0	95,014	0	0	95,014
Fund Balance--Unreserved	315,044	0	0	0	315,044
Net Changes In Fund Balances For Year	340,088	82,263	0	0	422,351
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<b>655,132</b>	<b>177,278</b>	<b>7,797,647</b>	<b>0</b>	<b>8,630,057</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>681,687</b>	<b>178,401</b>	<b>7,797,647</b>	<b>1,955,000</b>	<b>10,612,736</b>

## Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	549,633	(102,211)	(15.68)%
Interest Earnings				
Interest Earnings	1,000	356	(644)	(64.42)%
Other Miscellaneous Revenues				
Miscellaneous	0	2	2	0.00%
Clubhouse Rentals	1,000	1,752	752	75.18%
Activities	9,000	4,316	(4,684)	(52.04)%
Tennis Club	12,000	12,301	301	2.50%
<b>Total Revenues</b>	<b>674,844</b>	<b>568,359</b>	<b>(106,485)</b>	<b>(15.78)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	9,000	3,600	5,400	60.00%
Financial & Administrative				
District Manager	45,500	18,958	26,542	58.33%
District Engineer	7,000	2,723	4,278	61.10%
Disclosure Report	1,000	1,000	0	0.00%
Trustees Fees	2,000	1,458	542	27.08%
Audit Fees	8,000	0	8,000	100.00%
Arbitrage Rebate Calculation	1,600	0	1,600	100.00%
Postage, Phone, Faxes, Copies	300	0	300	100.00%
Public Communications	500	297	203	40.60%
General Liability Insurance	6,000	1,421	4,579	76.31%
Legal Advertising	1,000	312	688	68.80%
Dues, Licenses & Fees	175	175	0	0.00%
Other Current Charges	1,200	4,236	(3,036)	(252.99)%
Legal Counsel				
District Counsel	12,000	5,023	6,977	58.14%
General Maintenance				
Personnel Services	144,598	60,250	84,348	58.33%
Roadway Maintenance	10,000	0	10,000	100.00%
Common Area Renewal & Replacement	20,000	0	20,000	100.00%
Street Lighting	18,000	5,523	12,477	69.31%
Lawn Service/Landscaping-Contractual	75,500	31,503	43,998	58.27%
Plant Replacement Program	12,000	5,567	6,433	53.60%
Irrigation Maintenance	2,500	1,385	1,115	44.61%
Lake Maintenance	12,000	4,830	7,170	59.75%
Lake Bank Restoration	10,000	0	10,000	100.00%
Entrance Feature - Electric	9,000	2,924	6,076	67.50%
Entrance Feature-Utilities/Water	5,000	172	4,828	96.55%

## Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
Entrance Feature - Repairs/Maint.	3,000	0	3,000	100.00%
Misc. Tools, Equipment & Supplies	2,400	2,458	(58)	(2.41)%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	8,758	10,242	53.90%
Clubhouse - Licenses/Fees	600	268	332	55.39%
Clubhouse - General Supplies	3,000	2,416	584	19.47%
Clubhouse - Maintenance	7,000	6,538	462	6.60%
Clubhouse - Renewal & Replacements	3,600	0	3,600	100.00%
Clubhouse - Office Supplies	3,200	814	2,386	74.55%
Clubhouse - Pest Control	900	300	600	66.66%
Clubhouse - Security	2,000	303	1,697	84.85%
Clubhouse - AED	500	0	500	100.00%
Clubhouse - Telephone & Internet	3,500	1,477	2,023	57.81%
Clubhouse - Exercise Equipment	7,000	200	6,800	97.14%
Clubhouse - Furniture	2,500	0	2,500	100.00%
Clubhouse - Janitorial Supplies	1,400	1,513	(113)	(8.10)%
Clubhouse/Tennis - Electric	12,500	4,553	7,947	63.57%
Clubhouse - Gas	200	62	138	68.95%
Club/Pool - Waste Removal/Refuse	2,000	516	1,484	74.20%
Clubhouse/Pool - Water & Sewer	3,500	926	2,574	73.53%
Pool - Electric	20,000	7,532	12,468	62.34%
Pool - Furniture	2,500	561	1,939	77.57%
Pool - Maintenance	6,000	5,246	754	12.56%
Tennis Court - Maintenance	3,787	717	3,070	81.07%
Tennis Court - Programs	5,000	323	4,677	93.53%
Tennis Court - Water	6,500	2,322	4,178	64.27%
Other Expenses				
Property Taxes	45,000	0	45,000	100.00%
Property Insurance	10,000	986	9,015	90.14%
Tax Collector Fees	9,384	8,602	782	8.32%
Asset Replacement Reserves	75,000	0	75,000	100.00%
Capital Improvements	0	19,524	(19,524)	0.00%
<b>Total Expenditures</b>	<b>674,844</b>	<b>228,271</b>	<b>446,573</b>	<b>66.17%</b>
Subtotal: Rev Over / (Under) Exp	0	340,088	340,088	0.00%
<b>Total: Revenues Over / Under Expenditures</b>	<b>0</b>	<b>340,088</b>	<b>340,088</b>	<b>0.00%</b>

# Lakeside Plantation Community Development District

## Statement of Revenues and Expenditures

### Debt Service Fund - 200

From 10/1/2011 Through 2/29/2012

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,185	157,834	(29,351)	(15.68)%
Interest Earnings				
Interest Earnings	0	10	10	0.00%
Total Revenues	<u>187,185</u>	<u>157,844</u>	<u>(29,342)</u>	<u>(15.68)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	134,656	68,110	66,546	49.41%
Principal Payments	45,000	5,000	40,000	88.88%
Other Expenses				
Tax Collector Fees	7,529	2,470	5,059	67.18%
Total Expenditures	<u>187,185</u>	<u>75,580</u>	<u>111,605</u>	<u>59.62%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>82,263</u>	<u>82,263</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>82,263</u>	<u>82,263</u>	<u>0.00%</u>

**Lakeside Plantation Community Development District**  
**Statement of Revenues and Expenditures - YTD Budget Comparison**  
**001 - General Fund**  
**October 1, 2011 - February 29, 2012**

	Annual Budget	YTD Actual	YTD Budget to Actual Variance	YTD Actual As % Of Annual Budget
<b>Revenues</b>				
<b>Special Assessments - Service Charges</b>				
O & M Assmts - Tax Roll	\$ 651,844.00	549,632.56	\$ (102,211.44)	84.32%
<b>Interest Earnings</b>				
Interest Earnings	1,000.00	355.72	(644.28)	35.57%
<b>Other Miscellaneous Revenues</b>				
Miscellaneous	-	2.49	2.49	0.00%
Clubhouse Rentals	1,000.00	1,751.81	751.81	175.18%
Activities	9,000.00	4,316.36	(4,683.64)	47.96%
Tennis Club	12,000.00	12,300.51	300.51	102.50%
<b>Total Revenues</b>	<b>\$ 674,844.00</b>	<b>\$ 568,359.45</b>	<b>\$ (106,484.55)</b>	<b>84.22%</b>
<b>Expenditures</b>				
<b>Legislative</b>				
Supervisor Fees	\$ 9,000.00	\$ 3,600.00	\$ 5,400.00	40.00%
<b>Total Legislative</b>	<b>\$ 9,000.00</b>	<b>\$ 3,600.00</b>	<b>\$ 5,400.00</b>	<b>40.00%</b>
<b>Financial &amp; Administrative</b>				
District Manager	45,500.00	18,958.35	26,541.65	41.67%
District Engineer	7,000.00	2,722.50	4,277.50	38.89%
Disclosure Report	1,000.00	1,000.00	-	100.00%
Trustees Fees	2,000.00	1,458.30	541.70	72.92%
Audit Fees	8,000.00	-	8,000.00	0.00%
Arbitrage Rebate Calculation	1,600.00	-	1,600.00	0.00%
Postage, Phone, Faxes, Copies	300.00	-	300.00	0.00%
Public Communications	500.00	297.00	203.00	59.40%
General Liability Insurance	6,000.00	1,421.23	4,578.77	23.69%
Legal Advertising	1,000.00	312.00	688.00	31.20%
Dues, Licenses & Fees	175.00	175.00	-	100.00%
Other Current Charges	1,200.00	4,235.97	(3,035.97)	353.00%
<b>Total Financial &amp; Administrative</b>	<b>\$ 74,275.00</b>	<b>\$ 30,580.35</b>	<b>\$ 43,694.65</b>	<b>41.17%</b>
<b>Legal Counsel</b>				
District Counsel	12,000.00	5,022.60	6,977.40	41.86%
<b>Total Legal Counsel</b>	<b>\$ 12,000.00</b>	<b>\$ 5,022.60</b>	<b>\$ 6,977.40</b>	<b>41.86%</b>
<b>General Maintenance</b>				
Personnel Services	144,598.00	60,250.00	84,348.00	41.67%
Roadway Maintenance	10,000.00	-	10,000.00	0.00%
Common Area Renewal & Replacement	20,000.00	-	20,000.00	0.00%
Street Lighting	18,000.00	5,523.46	12,476.54	30.69%
Lawn Service/Landscaping Contractual	75,500.00	31,502.50	43,997.50	41.73%
Plant Replacement Program	12,000.00	5,567.00	6,433.00	46.39%
Irrigation Maintenance	2,500.00	1,384.54	1,115.46	55.38%
Lake Maintenance	12,000.00	4,830.00	7,170.00	40.25%
Lake Bank Restoration	10,000.00	-	10,000.00	0.00%
Entrance Feature - Electric	9,000.00	2,924.22	6,075.78	32.49%
Entrance Feature - Water	5,000.00	172.49	4,827.51	3.45%
Entrance Feature - Repairs & Maint.	3,000.00	-	3,000.00	0.00%
Misc. Tools, Equipment & Supplies	2,400.00	2,457.97	(57.97)	102.42%
<b>Total General Maintenance</b>	<b>\$ 323,998.00</b>	<b>\$ 114,612.18</b>	<b>\$ 209,385.82</b>	<b>35.37%</b>
<b>Clubhouse/Pool/Tennis Courts</b>				
Clubhouse - Activities	19,000.00	8,757.83	10,242.17	46.09%
Clubhouse - Licenses/Fees	600.00	267.62	332.38	44.60%
Clubhouse - General Supplies	3,000.00	2,415.86	584.14	80.53%
Clubhouse - Maintenance	7,000.00	6,537.63	462.37	93.39%
Clubhouse - Renewal & Replacements	3,600.00	-	3,600.00	0.00%
Clubhouse - Office Supplies	3,200.00	814.14	2,385.86	25.44%
Clubhouse - Pest Control	900.00	300.00	600.00	33.33%

**Lakeside Plantation Community Development District**  
**Statement of Revenues and Expenditures - YTD Budget Comparison**  
**001 - General Fund**  
**October 1, 2011 - February 29, 2012**

	Annual Budget	YTD Actual	YTD Budget to Actual Variance	YTD Actual As % Of Annual Budget
Clubhouse - Security	2,000.00	303.00	1,697.00	15.15%
Clubhouse - AED	500.00	-	500.00	0.00%
Clubhouse - Telephone & Internet	3,500.00	1,476.51	2,023.49	42.19%
Clubhouse - Exercise Equipment	7,000.00	200.00	6,800.00	2.86%
Clubhouse - Furniture	2,500.00	-	2,500.00	0.00%
Clubhouse - Janitorial Supplies	1,400.00	1,513.49	(113.49)	108.11%
Clubhouse/Tennis - Electric	12,500.00	4,553.28	7,946.72	36.43%
Clubhouse - Gas	200.00	62.09	137.91	31.05%
Club/Pool - Waste Removal/Refuse	2,000.00	516.00	1,484.00	25.80%
Clubhouse/Pool - Water & Sewer	3,500.00	926.39	2,573.61	26.47%
Pool - Electric	20,000.00	7,531.59	12,468.41	37.66%
Pool - Furniture	2,500.00	560.75	1,939.25	22.43%
Pool - Maintenance	6,000.00	5,246.34	753.66	87.44%
Tennis Court - Maintenance	3,787.00	716.78	3,070.22	18.93%
Tennis Court - Programs	5,000.00	323.10	4,676.90	6.46%
Tennis Court - Water	6,500.00	2,322.18	4,177.82	35.73%
<b>Total Clubhouse/Pool/Tennis Courts</b>	<b>\$ 116,187.00</b>	<b>\$ 45,344.58</b>	<b>\$ 70,842.42</b>	<b>39.03%</b>
<b>Other Expenses</b>				
Property Taxes	45,000.00	-	45,000.00	0.00%
Property Insurance	10,000.00	985.50	9,014.50	9.86%
Tax Collector Fees	9,384.00	8,602.48	781.52	91.67%
Capital Improvements	-	19,523.76	(19,523.76)	0.00%
Asset Replacement Reserve	75,000.00	-	75,000.00	0.00%
<b>Total Other Expenses</b>	<b>\$ 139,384.00</b>	<b>\$ 29,111.74</b>	<b>\$ 110,272.26</b>	<b>50.13%</b>
<b>Total Expenditures</b>	<b>\$ 674,844.00</b>	<b>\$ 228,271.45</b>	<b>\$ 446,572.55</b>	<b>33.83%</b>
<b>Excess of Revenues over/(under) Expenditures:</b>	<b>\$ -</b>	<b>\$ 340,088.00</b>	<b>\$ 340,088.00</b>	

Lakeside Plantation Community Development District  
Reconcile Cash Accounts

Reconciliation Date: 2/29/2012  
Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	16,985.15
Less Outstanding Checks/Vouchers	11,830.93
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,154.22
Balance Per Books	<u>5,154.22</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Reconciliation Date: 2/29/2012

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

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2876	2/15/2012	System Generated Check/Voucher	45.00	Anthony A. Parkerson
2882	2/24/2012	System Generated Check/Voucher	200.00	Judy Cabrera
2883	2/24/2012	System Generated Check/Voucher	259.49	Comcast Communications
2889	2/24/2012	System Generated Check/Voucher	15.00	Howard's Pool World, Inc.
2890	2/24/2012	System Generated Check/Voucher	10,461.91	Lakeside Plantation CDD
2891	2/24/2012	System Generated Check/Voucher	10.78	Morton's Ace Hardware
2892	2/24/2012	System Generated Check/Voucher	526.75	Mister Sparky
2893	2/24/2012	System Generated Check/Voucher	312.00	Sun Coast Media Group, Inc.
Outstanding Checks/Vouchers			<u>11,830.93</u>	

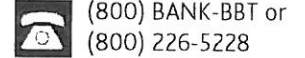


864-02-01-00 50368 43 C 001 29 55 004  
 LAKESIDE PLANTATION CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

# Your consolidated statement

For 02/29/2012

## Contact us



### Still Strong...Still Lending.

Regardless of the size of your business, BB&T has the experience and knowledge to understand your credit needs. BB&T offers all the solutions to consolidate debt, purchase new equipment, finance operating needs and much more.

To learn more about BB&T's lending solutions, call or visit your local BB&T financial center or contact your BB&T relationship manager.

Loan products are offered through BB&T, member FDIC. Loans are subject to credit approval.

## Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
BASIC PUBLIC FUND CHECKING		16,985.15	page 1
PUBLIC FUND MONEY RATE SAVINGS		665,318.92	page 2
<b>Total checking and money market savings accounts</b>		<b>\$682,304.07</b>	

## Checking and money market savings accounts

### ■ BASIC PUBLIC FUND CHECKING

#### Account summary

Your previous balance as of 01/31/2012	\$22,147.73
Checks	- 36,273.08
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 31,110.50
<b>Your new balance as of 02/29/2012</b>	<b>= \$16,985.15</b>

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/16	2824	180.00	02/08	2852	252.66	02/13	2860	150.00
02/08	*2834	200.00	02/09	2853	651.32	02/16	2861	57.75
02/01	*2842	160.35	02/09	2854	981.86	02/13	2862	1,067.50
02/02	2843	259.49	02/09	2855	1,752.73	02/21	2863	50.00
02/02	2844	3,850.00	02/09	2856	147.00	02/17	2864	1,192.30
02/01	*2846	16.51	02/10	2857	1,170.00	02/21	2865	225.00
02/01	*2850	9,816.67	02/09	2858	12.77	02/14	2866	966.00
02/09	2851	68.90	02/07	2859	591.85	02/15	2867	108.00

continued

■ BASIC PUBLIC FUND CHECKING \*

DATE	CHECK #	AMOUNT(\$)
02/15	2868	579.71
02/15	2869	30.22
02/15	2870	167.40
02/15	2871	61.70
02/13	2872	275.42
02/14	2873	169.54
02/13	2874	30.65

DATE	CHECK #	AMOUNT(\$)
02/14	2875	181.30
02/23	*2877	275.00
02/28	*2879	234.39
02/28	2880	200.00
02/28	2881	165.84
02/29	*2884	6,025.00

DATE	CHECK #	AMOUNT(\$)
02/28	2885	200.00
02/27	2886	127.16
02/27	2887	200.00
02/28	2888	134.94
02/27	*2894	3,141.50
02/27	2895	144.65

\* indicates a skip in sequential check numbers above this item

Total checks = \$36,273.08

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/06	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	4,000.00
02/10	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	5,200.00
02/17	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	15,000.00
02/23	COUNTER DEPOSIT	910.50
02/27	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	6,000.00
Total deposits, credits and interest		= \$31,110.50

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 01/31/2012	\$675,368.63
Checks	- 0.00
Other withdrawals, debits and service charges	- 30,200.00
Deposits, credits and interest	+ 20,150.29
Your new balance as of 02/29/2012	= \$665,318.92

Interest summary

Interest paid this statement period	\$79.07
2012 interest paid year-to-date	\$162.31
Interest rate	0.15%
Annual percentage yield (APY) earned	0.15%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/06	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	4,000.00
02/10	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	5,200.00
02/17	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	15,000.00
02/27	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	6,000.00
Total other withdrawals, debits and service charges		= \$30,200.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/24	TAX DIST BARBARA FORD LAKESIDE PLANTATION	20,071.22
02/29	INTEREST PAYMENT	79.07
Total deposits, credits and interest		= \$20,150.29

NOTICE OF CHANGES IN TEMPORARY FDIC INSURANCE  
COVERAGE FOR TRANSACTION ACCOUNTS

All funds in a "noninterest-bearing transaction account" are insured in full by the Federal Deposit Insurance Corporation from December 31, 2010, through December 31, 2012. This temporary unlimited coverage is in addition to, and separate from, the coverage of at least \$250,000 available to depositors under the FDIC's general deposit insurance rules.

The term "noninterest-bearing transaction account" includes a traditional checking account or demand deposit account on which the insured depository institution pays no interest. It also includes Interest on Lawyers Trust Accounts ("IOLTAs"). It does not include other accounts, such as traditional checking or demand deposit accounts that may earn interest, NOW accounts, and money-market deposit accounts.

For more information about temporary FDIC insurance coverage of transaction accounts, visit [ww.fdic.gov](http://ww.fdic.gov).

Lakeside Plantation Community Development District  
Reconcile Cash Accounts

Reconciliation Date: 2/29/2012  
Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	1,411.25
Less Outstanding Checks/Vouchers	224.59
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,186.66
Balance Per Books	<u>1,186.66</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Reconciliation Date: 2/29/2012

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

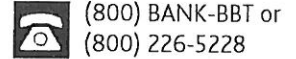
<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2211	2/29/2012	Activities Account - February 2012	224.59	Ron Gillis
Outstanding Checks/Vouchers			224.59	

864-02-01-00 50368 4 C 001 29 55 004  
LAKESIDE PLANTATION CDD  
ACTIVITIES ACCT  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775

# Your account statement

For 02/29/2012

## Contact us



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#### ■ BASIC PUBLIC FUND CHECKING

##### Account summary

Your previous balance as of 01/31/2012	\$1,550.69
Checks	- 468.44
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 329.00
Your new balance as of 02/29/2012	= \$1,411.25

##### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/03	2204	131.00	02/13	*2209	37.44	02/13	2210	250.00
02/08	*2207	50.00						

\* indicates a skip in sequential check numbers above this item

Total checks = \$468.44

##### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/23	DEPOSIT	75.00
02/23	DEPOSIT	254.00
Total deposits, credits and interest		= \$329.00

### NOTICE OF CHANGES IN TEMPORARY FDIC INSURANCE COVERAGE FOR TRANSACTION ACCOUNTS

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**BB&T Investment Acct**

**February 29, 2012**

Previous Balance: **01/31/12** \$ 675,368.63

Deposits:

Tax Collector Deposits  
02/24/12 20,071.22

Deposit In Transit

Interest  
02/29/12 79.07

Total Deposits: 20,150.29

Debits:

Transfers to Operating Account  
02/06/12 (4,000.00)  
02/10/12 (5,200.00)  
02/17/12 (15,000.00)  
02/27/12 (6,000.00)

Transfers to Activities Account

Total Debits (30,200.00)

**Ending Balance** **02/29/12** \$ 665,318.92

■ BASIC PUBLIC FUND CHECKING

DATE	CHECK #	AMOUNT(\$)
02/15	2868	579.71
02/15	2869	30.22
02/15	2870	167.40
02/15	2871	61.70
02/13	2872	275.42
02/14	2873	169.54
02/13	2874	30.65

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Deposits, credits and interest

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02/10	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	5,200.00
02/17	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	15,000.00
02/23	COUNTER DEPOSIT	910.50
02/27	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	6,000.00
Total deposits, credits and interest		= \$31,110.50

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 01/31/2012	\$675,368.63
Checks	- 0.00
Other withdrawals, debits and service charges	- 30,200.00
Deposits, credits and interest	+ 20,150.29
Your new balance as of 02/29/2012	= \$665,318.92

Interest summary

Interest paid this statement period	\$79.07
2012 interest paid year-to-date	\$162.31
Interest rate	0.15%
Annual percentage yield (APY) earned	0.15%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
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02/10	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	5,200.00
02/17	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	15,000.00
02/27	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	6,000.00
Total other withdrawals, debits and service charges		= \$30,200.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/24	TAX DIST BARBARA FORD LAKESIDE PLANTATION	20,071.22
02/29	INTEREST PAYMENT	79.07
Total deposits, credits and interest		= \$20,150.29

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**Lakeside Plantation CDD**  
**Investments - SBA Account**  
**G/L #15000**  
**02/29/12**

<b>Date</b>	<b>Account</b>	<b>Ending Balance</b>
02/29/12	Ending Balance - State Board of Administration	177.67
02/29/12	Ending Balance - Florida Prime	216.14

**Total** 393.81

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

AGENCY ACCOUNT

2/1/2012 - 2/29/2012

Page 1 of 1

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

Participant Return: 0.33 %

Date	Transaction Type	Description	Amount	Balance
2/1/2012	BEGINNING BALANCE			175.30
2/7/2012	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	2.32	177.62
2/29/2012	EARNED INCOME	INTEREST	0.05	177.67
Totals:			2.37	177.67



**State Board of Administration**  
**LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL**  
**PARTICIPANT STATEMENT OF ACCOUNT**  
 FROM 3/1/2011 TO 2/29/2012  
**FUND B**  
 (formerly known as LGIP-B)  
**AGENCY ACCOUNT**

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

Date	Transaction Type	Description	Amount	Balance
3/1/2011	BEGINNING BALANCE			255.73
3/4/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.28)	252.45
4/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.69)	248.76
5/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.69)	245.07
6/7/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.11)	241.96
7/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.33)	238.63
8/4/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.22)	234.41
9/8/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.24)	231.17
10/5/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.48)	227.69
11/4/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.44)	224.25
12/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(2.66)	221.59
1/6/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.13)	218.46
2/7/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(2.32)	216.14
2/29/2012	PRINCIPAL BALANCE		(39.59)	216.14

% of Ownership: 0.00007243%  
 Ending NAV Balance: \* 173.84  
 Unrealized Gain (Loss): (42.30)

DISCLOSURE

Total NAV Fund B: 239,996,672.23  
 Reserve Account: 0.00  
 Total NAV for Participants: 239,996,672.23

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



BOND DEBT SERVICE

Lakeside Plantation Community Development District  
Capital Improvement Revenue Bonds, Series 1999A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2008			72,453.75	72,453.75	72,453.75
05/01/2009	40,000 <i>pd</i>	6.950%	72,453.75	112,453.75	
11/01/2009			71,063.75	71,063.75	183,517.50
05/01/2010	40,000 <i>pd</i>	6.950%	71,063.75	111,063.75	
11/01/2010			69,673.75	69,673.75	180,737.50
05/01/2011	45,000	6.950%	69,673.75	114,673.75	
11/01/2011			68,110.00	68,110.00	182,783.75
05/01/2012	45,000	6.950%	68,110.00	113,110.00	
11/01/2012			66,546.25	66,546.25	179,656.25
05/01/2013	50,000	6.950%	66,546.25	116,546.25	
11/01/2013			64,808.75	64,808.75	181,355.00
05/01/2014	55,000	6.950%	64,808.75	119,808.75	
11/01/2014			62,897.50	62,897.50	182,706.25
05/01/2015	60,000	6.950%	62,897.50	122,897.50	
11/01/2015			60,812.50	60,812.50	183,710.00
05/01/2016	60,000	6.950%	60,812.50	120,812.50	
11/01/2016			58,727.50	58,727.50	179,540.00
05/01/2017	65,000	6.950%	58,727.50	123,727.50	
11/01/2017			56,468.75	56,468.75	180,196.25
05/01/2018	70,000	6.950%	56,468.75	126,468.75	
11/01/2018			54,036.25	54,036.25	180,505.00
05/01/2019	75,000	6.950%	54,036.25	129,036.25	
11/01/2019			51,430.00	51,430.00	180,466.25
05/01/2020	80,000	6.950%	51,430.00	131,430.00	
11/01/2020			48,650.00	48,650.00	180,080.00
05/01/2021	85,000	6.950%	48,650.00	133,650.00	
11/01/2021			45,696.25	45,696.25	179,346.25
05/01/2022	95,000	6.950%	45,696.25	140,696.25	
11/01/2022			42,395.00	42,395.00	183,091.25
05/01/2023	100,000	6.950%	42,395.00	142,395.00	
11/01/2023			38,920.00	38,920.00	181,315.00
05/01/2024	110,000	6.950%	38,920.00	148,920.00	
11/01/2024			35,097.50	35,097.50	184,017.50
05/01/2025	115,000	6.950%	35,097.50	150,097.50	
11/01/2025			31,101.25	31,101.25	181,198.75
05/01/2026	125,000	6.950%	31,101.25	156,101.25	
11/01/2026			26,757.50	26,757.50	182,858.75
05/01/2027	135,000	6.950%	26,757.50	161,757.50	
11/01/2027			22,066.25	22,066.25	183,823.75
05/01/2028	140,000	6.950%	22,066.25	162,066.25	
11/01/2028			17,201.25	17,201.25	179,267.50
05/01/2029	155,000	6.950%	17,201.25	172,201.25	
11/01/2029			11,815.00	11,815.00	184,016.25
05/01/2030	165,000	6.950%	11,815.00	176,815.00	
11/01/2030			6,081.25	6,081.25	182,896.25
05/01/2031	175,000	6.950%	6,081.25	181,081.25	
11/01/2031					181,081.25
	2,085,000		2,165,620.00	4,250,620.00	4,250,620.00

180,000

2,005,000

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 2/1/2012 Through 2/29/2012

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2850	2/1/2012	District Management Services, LLC	February - Management Fee & Semi Monthly Staffing Services	9,816.67
2851	2/2/2012	Archer Janitorial & Paper Supplies	Site Safety Sign 01/16	68.90
2852	2/2/2012	Babe's Plumbing, Inc.	Replaced Flushmate Cartridges 01/06	252.66
2853	2/2/2012	Florida Power & Light Company	Electric Service 12/22/11-01/25/12	651.32
2854	2/2/2012	Florida Power & Light Company	Electric Service 12/22/11-01/25/12	981.86
2855	2/2/2012	Florida Power & Light Company	Electric Service 12/22/11-01/25/12	1,752.73
2856	2/2/2012	Security Alarm Corp.	Monitoring-Commercial-Fire Basic 02/01/-04/30/12	147.00
2857	2/2/2012	Straley & Robin	Prof. Services through 01/15 (General)	1,170.00
2858	2/2/2012	TECO Peoples Gas	Gas Service 12/19/11-01/20/12	12.77
2859	2/2/2012	The Water Club of America, Inc	Changed 3 pool bulbs 01/15	591.85
2860	2/9/2012	A-1 Superior Pest Control, Inc.	Pest Control Service 1/30	150.00
2861	2/9/2012	Archer Janitorial & Paper Supplies	Towelettes/Refills	57.75
2862	2/9/2012	DMK Associates	Prof. Services through 1/12 (Project 07-0117)	1,067.50
2863	2/9/2012	Gulf Carts of Port Charlotte, Inc.	2 Tires	50.00
2864	2/9/2012	Howard's Pool World, Inc.	Pool Service 01/25	1,192.30
2865	2/9/2012	Kennedy Electric Co. of Punta Go...	Inspect Repair C/house Receptacles as needed	225.00
2866	2/9/2012	Lake Masters Aquatic Weed Contr...	Monthly Service Treatment Feb 12	966.00
2867	2/9/2012	North Port Solid Waste District	3 Auto Containers 12/30/11-01/24/12	108.00
2868	2/9/2012	North Port Utilities	Water Service 12/20/11-01/23/12	579.71
2869	2/9/2012	North Port Utilities	Water Service 12/20/11-01/23/12	30.22
2870	2/9/2012	North Port Utilities	Water Service 12/20/11-01/23/12	167.40
2871	2/9/2012	Sam's Club	Ice Cream Social 01/16/12	61.70
2872	2/9/2012	Sparkle Brite Pool of North Port, L...	Chlorine Supplies	275.42
2873	2/9/2012	TWC DISTRIBUTORS. INC	Irrigation Supplies 1/11	169.54
2874	2/9/2012	Venice Gondolier Sun	Community Garage Sale 01/12-01/14/12	30.65
2875	2/9/2012	Welch Tennis Courts, Inc.	Line Master Brushes & Caps	181.30
2876	2/15/2012	Anthony A. Parkerson	Establish Connection	45.00
2877	2/15/2012	Coastal Lifestyles Premier, Inc.	Carpet Cleaning 2/2	275.00
2878	2/15/2012	Lakeside Plantation CDD	Series 1999-DS Acct#6753360	0.00
2878	2/15/2012	Lakeside Plantation CDD	Series Interest - 1999DS Acct# 6753328	0.00
2879	2/24/2012	Babe's Plumbing, Inc.	Repair Backflow Dripping	80.00

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Operating  
 10101 - Cash-BB&T Operating A/C  
 From 2/1/2012 Through 2/29/2012

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2880	2/24/2012	Babe's Plumbing, Inc.	Replace Trip Lever - W/bathroom Closet	154.39
2881	2/24/2012	Bob Babik	Supervisor Meeting Fee 02/09/12	200.00
	2/24/2012	Ronald Bock	Reimbursement for Circuit Breakers 02/16 & 02/21	165.84
2882	2/24/2012	Judy Cabrera	Supervisor Meeting Fee 02/09/12	200.00
2883	2/24/2012	Comcast Communications	Cable & Internet Service 02/24-03/23/12	259.49
2884	2/24/2012	District Management Services, LLC	Semi Monthly Service for Staffing & Program Admin	6,025.00
2885	2/24/2012	Patricia Durham	Supervisor Meeting Fee 02/09/12	200.00
2886	2/24/2012	Millan M. Fiser	Reimbursement for tennis balls 12/26/11	127.16
2887	2/24/2012	Jane Gallo	Supervisor Meeting Fee 02/09/12	200.00
2888	2/24/2012	Home Depot Credit Services	Misc. Cleaning & Hardware Supplies	134.94
2889	2/24/2012	Howard's Pool World, Inc.	Pool Chemicals 2/14	15.00
2890	2/24/2012	Lakeside Plantation CDD	Series 1999-DS Acct#6753360	10,452.26
2891	2/24/2012	Lakeside Plantation CDD	Series Interest - 1999DS Acct# 6753328	9.65
2892	2/24/2012	Morton's Ace Hardware	Brass Padlock 2/11	10.78
2893	2/24/2012	Mister Sparky	Circuit Diagnosis & Repairs	526.75
	2/24/2012	Sun Coast Media Group, Inc.	Notice of Public Workshop on Landscape Vendor	312.00
2894	2/24/2012	Teal Lawn	Landscape Maintenance Feb 12 (Half Month)	3,141.50
2895	2/24/2012	Welch Tennis Courts, Inc.	Misc. Tennis Supplies	58.42
	2/24/2012	Welch Tennis Courts, Inc.	Tennis - Supplies	86.23
<b>Report Total</b>				<b>43,437.66</b>

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Activities  
 10102 - Cash-BB&T Activities A/C  
 From 2/1/2012 Through 2/29/2012

Check Number	Check Date	Vendor Name	Transaction Description	Check Amount
2209	2/7/2012	James Baffuto	Reimbursement For Purchase Of Wireless Router - 02/07/12	37.44
2210	2/12/2012	Adams Entertainment	Entertainment For Valentine's Dance - 02/12/12	250.00
2211	2/29/2012	Ron Gillis	Reimbursement For Beer & Snacks For Event - 02/29/12	224.59
<b>Report Total</b>				<b>512.03</b>

Lakeside Plantation CDD  
 Profit Loss by Job  
 February  
 2012

	Beer & Snacks	Ice Cream Social	Valentine Event	Jersey Boys	Italian Pot Luck	Banboo Chair Massage	Stamp Camp	Totals
Attendance:	80	45	54	8	32	7	7	
Income	-	-	254.00	1,040.00	-	-	-	1,294.00
Event Receipts	0.00	0.00	254.00	1,040.00	0.00	0.00	0.00	1,294.00
Total Income								
Expense								
Expenses								
Entertainment	-	-	250.00	1,040.00	-	-	-	1,290.00
Food	224.59	38.61	244.94	-	-	-	-	508.14
Misc. Supplies	-	-	-	-	10.29	-	-	10.29
Advertising	-	-	-	-	-	-	-	-
Total Expenses	224.59	38.61	494.94	1,040.00	10.29	-	-	1,808.43
Net Income/(Loss)	(224.59)	(38.61)	(240.94)	-	(10.29)	-	-	(514.43)

## LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**To:** Lakeside Plantation Board of Supervisors

**From:** Peter Altman

**Date:** 4/4/2012

**Re:** Update on Financial Questions

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At the February meeting an update was given on some questions asked by Supervisor Cabrera. Attached is some updated information on those questions that will better show that the District is not over budget on some of the items that was stated that we were and the few items we are over budget on are not by more than a few dollars.

Allan Heinze  
ADM, District Management Services, LLC

Request for DMS for explanation - Updated  
Meeting of April 12, 2012

All references are to the Financial Statements for the Period Ended February 29, 2012

**A note about budgeting and financial statements:** When comparing actual figures to budgeted figures, it is important that you understand the difference between YTD budget and annual budget. Annual budget shows how much was budgeted for each line item for the entire fiscal year. YTD budget takes the annual budgeted amount for each line item, divides that number by 12 to get a per month figure, and then multiplies that per month figure by the current month number in the fiscal year (e.g.: Oct=1, Nov = 2, Dec = 3, etc). Comparing actual numbers to either annual budget or YTD budget can bear useful information. However, comparing actual to YTD budgeted can be misleading, as the circumstances relating to the timing come into play. For example, if you looked at tax collection fees in January, and tried to compare to YTD actual, you may be alarmed that the actual amount is 90-95% of budget in the 4th month of the year. However, since all of the tax collection fees are realized during the first 6 months of the year, you would soon realize that there really is no reason for alarm.

That is why it makes more sense to compare actual figures to annual budget in CDD accounting. The key thing to also keep in mind when comparing actual figures to annual budget, is that specific line items may go over budget. The thing you want to make sure of is that total district spending at the end of the fiscal year does not exceed the annual budget. Comparing actual line items to annual budgeted line items is useful in identifying specific items that need attention. However, the big picture of actual expenses vs. annual should always require focus.

Statement of Revenue and Expenditures - General Fund

Expenditures:	Previous Comments	Update
Other Current Charges - why over budget by 3,229.31	Mainly Due To Payment Of Unemployment For Former Employee - \$3,850	This employee was released by the district when employment responsibility was turned over to DMS. However, since DMS did not re-hire her, she claimed unemployment from the
Plant Replacement Program - why over budget by 16,644	Items from 2011 have been moved To Asset Replacement Reserves per Bill Capozzi - 1/31/12.	Expense item is currently \$6,433.00 below annual budget.
Misc. Tools, Equip & Supplies - why over budget by 1,714.65	Mainly Due To Pressure Washer Purchase (\$1,479), and Battery/Tire replacement On Golf Cart (\$440). Expense item is currently \$57.97 over annual	Expense item is currently \$57.97 over annual budget.
Clubhouse/Pool/Tennis Courts- Clubhouse Activities - why over budget by 2,578.24	Mainly Due To Exp for Halloween Party (\$1,014), Murder Mystery Event (\$478) and New Years Party (\$3,792).	Line item is currently \$10,242.17 under annual budget.
Clubhouse/Pool/Tennis Courts- Clubhouse Maintenance - why over budget by 2,378.60	Mainly Due To A/C Repair (\$673), Backflow Replacement (\$860), Repair Weight Room Damage (\$200), and Troubleshoot & Install Wireless microphone (\$622).	All items relating to last years clubhouse renovation have been moved from here into capital improvements. Backflow replacement relates to sprinkler system, and is correct in this category. Weight room damage repair has been moved to exercise equipment expense. Troubleshoot and install wireless microphone is correct in this category. Line item is currently \$462.37 below

<p>Clubhouse/Pool/Tennis Courts- Clubhouse Renewal &amp; Replacement - why over budget by 2,719.76</p>	<p>Mainly Due to LMC Interiors Inv for Reimbursement of Expenses relating to C/H Refurbishment</p>	<p>All items related to last years clubhouse improvements have been moved from here to capital improvements. Line item is currently under annual budget by \$3,600.00</p>
<p>Other Expenses - Tax Collectors Fees - why over budget by 7,727.83</p>	<p>Tax collector Fees are budgeted for the entire year. Most of the fees are realized in the first 1/3 of the year. This will even out as year progresses.</p>	<p>There was an error on the debt service collection spreadsheet, allocating too much to county fees. That error has been discovered and corrected. The current collection fee % for the general fund is 1.56%</p>
<p>Plant Replacement Program - Payments to Teal \$18,600. This does not include regular monthly fee</p>	<p>Items from 2011 have been moved To Capital Projects per Bill Capozzi - 1/31/12.</p>	<p>Expense item is currently \$6,433.00 below annual budget.</p>
<p>Tax Collectors' Fee estimated @ 1.44% now it is 2%. What is the error? As of 02/29/12:</p>	<p>Tax collector Fees are budgeted for the entire year. Most of the fees are realized in the first 1/3 of the year. This will even out as year progresses. Need to take into account debt service collections and fees as well.</p> <p>Budgeted Collections Budgeted Fees Fee %</p> <p>Actual Collections Actual Fees</p>	<p>There was an error on the debt service collection spreadsheet, allocating too much to county fees. That error has been discovered and corrected. The current collection fee % for the general fund is 1.56%</p> <p>\$839,029 \$16,913 2.02%</p> <p>\$707,467 \$11,073</p>

	Fee %	1.57%
Check #2184 paid to Bears for \$528 - sb clubhouse renovation (no longer under budget)		Moved To Capital Improvements. Line item is currently \$3,600.00 below annual budget
Check # 2191 paid to Jane Gallo for \$243.66 - sb clubhouse renovation (no longer under budget)		Moved To Capital Improvements. Line item is currently \$3,600.00 below annual budget
Check # 2706 to Lisa Cantillo for \$3,620 - sb clubhouse renovation (no longer under budget)		Moved To Capital Improvements. Line item is currently \$3,600.00 below annual budget
Check # 2768 to Staples for \$709.97 - what is this for?		This was for the purchase of a new computer; invoice copy attached.
Kennedy Electric for \$1,315 - sb clubhouse renovation (no longer under budget)		Moved To Capital Improvements. Line item is currently \$3,600.00 below annual budget
Old Outstanding checks #1810 and 2233 are still on the list. Need to be removed	Removed	Resolved
Check # 2817 for \$22.59 to staples. 3 years ago, we fired the management company bcs they incurred late		Please See attached E-mail For Explanation.



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**ACCOUNT SUMMARY 6035 5178 7242 8692**

Previous Balance	\$ 147.38	Closing Date	10/16/11	LAKESIDE PLANTATION CDD BILL CAPOZZI 5680 W CYPRESS ST TAMPA, FL 33607-7002
Payments	-\$ 147.38	Next Closing Date	11/15/11	
Credits	-\$ 0.00	Payment Due Date	11/10/11	
Purchases	+\$ 709.97			
Debits	+\$ 0.00	<b>Current Due</b>	\$ 30.00	
<b>FINANCE CHARGES</b>	+\$ 0.00	<b>Past Due Amount</b>	+\$ 0.00	Credit Line \$ 750
Late Fees	+\$ 0.00	<b>Minimum Payment Due</b>	=\$ 30.00	Credit Available \$ 40
New Balance	=\$ 709.97			

View, Manage and Pay online @ <http://www.staples.accountonline.com>

**CURRENT ACTIVITY**

Transaction Date	Location/Description	Amount
SEP 28	OFFICE SUPPLIES PORT CHARLOTT FL	599.99
OCT 11	OFFICE SUPPLIES VENICE FL	109.98
PAYMENTS, CREDITS, FEES, and ADJUSTMENTS		
OCT 4	PAYMENT - REF # P9194008M09TZHL6Q	147.38-

OCT 24 2011

**FINANCE CHARGE SUMMARY**

REGULAR REVOLVE CREDIT PLAN	Current Billing Period				Previous Billing Period			
	Balance Subject to Finance Charge	Daily Periodic Rate	Days in Billing Period	ANNUAL PERCENTAGE RATE	Balance Subject to Finance Charge	Daily Periodic Rate	Days in Billing Period	ANNUAL PERCENTAGE RATE
	0.00	.06572	31	25.99	0.00	.06572	30	25.99

**Approved 11/30/2011 by paltman**

This Account Issued by Citibank, N.A.

CUSTOMER SERVICE 1-800-767-1291 FAX NUMBER 1-801-779-7425

Make checks payable to: STAPLES CREDIT PLAN Payment must be received by 5:00 p.m. local time on Payment Due Date.

Payment Due Date	New Balance	Minimum Payment Due	Amount of Enclosed Payment
11/10/11	\$ 709.97	\$ 30.00	\$

FOR PROPER CREDIT, PLEASE WRITE 6035 5178 7242 8692 ON CHECK AND ENCLOSE WITH THIS STUB.

Mail Payments to:

Make Address Changes Below

Dept. 51 - 7872428692  
STAPLES CREDIT PLAN  
PO BOX 689020  
DES MOINES IA 50368-9020

LAKESIDE PLANTATION CDD  
BILL CAPOZZI  
5680 W CYPRESS ST  
TAMPA, FL 33607-7002

0027210  
B  
XSCR



60355178724286920070997000000000003000

MEMO TO:  
STAPLES CREDIT PLAN  
DEPT.51 - 7872428692  
PO BOX 689020  
DES MOINES IA 50368-9020

BILL TO:  
ACCOUNT: 6035517872428692  
LAKESIDE PLANTATION CDD  
5680 W CYPRESS ST



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Payment Due Date: 11/10/11

Please make checks payable to STAPLES CREDIT PLAN

SHIP TO:	INVOICE:	SHIP TO:	INVOICE:
	26927		89382
	AMOUNT DUE: 599.99		AMOUNT DUE: 109.98
Store: 100004215	INVOICE DATE: 09/28 /11	Store: 100006491	INVOICE DATE: 10/11 /11
DELL INSPIRON 620 DESKT 329408 VENDOR FUNDED COUPON 558099	1 EA 679.99 679.99 1 EA 80.00- 80.00-	STAPLES HOT/COLD LAMINA 472249 PRP PRICE \$9.99 483419	1 EA 99.99 99.99 1 EA 9.99 9.99
	SUBTOTAL 599.99 TAX 0.00 SHIPPING 0.00 TOTAL 599.99		SUBTOTAL 109.98 TAX 0.00 SHIPPING 0.00 TOTAL 109.98

that was easy.™

## Allan Heinze

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**From:** Dave Weiler  
**Sent:** Wednesday, February 15, 2012 11:32 AM  
**To:** 'Bill Capozzi (billcapcdd@yahoo.com)' (billcapcdd@yahoo.com)  
**Cc:** Steve Connolly; Peter Altman  
**Subject:** Staples Payment - \$22.59

Dear Mr. Capozzi,

The amount paid Staples in December was \$22.59. Here is what that is made up of.

On September 28, 2011, a Dell Inspiron 620 Desktop computer was purchased for \$599.99, and on Oct 11 2011, Hot/Cold Lamination materials were purchased for \$109.98, creating a balance due of \$709.97.

The November bill with this balance was not received and paid, resulting in Staples Credit charging a late fee of \$39.00, and a finance charge of \$14.28. Having discovered this, DMS contacted Staples Credit, and was able to get all but \$4.00 of the late fee, and all but \$3.64 of the finance charges reversed, IF we made an immediate pay by phone, which carried a charge of \$14.95. In essence DMS was able to save the district late fees and finance charges of \$45.64 by paying the \$14.95 pay by phone fee. As you may recall, Steve Connolly informed both yourself and Jane Gallo about this when it happened.

Thus, the resulting makeup of the payment made in December is as follows:

Late Fee	\$ 4.00
Finance Charge	\$ 3.64
Pay By Phone Charge	\$14.95
Total Paid	\$22.59

If you have any questions, or require any additional information, please let me know.

*David Weiler*

Assistant District Manager  
District Management Services, LLC  
d/b/a DMS  
5680 W. Cypress St. Suite A  
Tampa, Florida 33607  
Phone: (813) 873-7300 x342  
Fax: (813) 873-7070  
[dweiler@dms-us.com](mailto:dweiler@dms-us.com)



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LAKESIDE  
PLANTATION  
AMENITIES REPORT  
FOR MARCH, 2012

TO: Peter Altman  
FROM: Tanya Harrington  
DATE: April 2, 2012  
RE: Amenities Report for Lakeside Plantation

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### March Events:

#### 1. Beauty Day w/Christine 3/1/2012

Signed Up-5  
Attended-5  
Budgeted-\$  
Purchases-\$0.00  
CDD Profit/Loss-\$0.00

#### 2. Bingo 3/9/2012

Signed Up- 5  
Attended-5  
Budgeted-0.00  
Purchases-\$0.00  
Income-\$0.00  
CDD Profit/Loss- \$0.00

#### 3. Evening w/Elvis 3/10/2012

Signed Up-43  
Attended-43  
Budgeted-\$ 200.00  
Purchases-\$ 408.52 (including entertainment)  
Income-\$215.00  
CDD Profit/Loss In Progress \$193.52 (\$6.48 **under** budget)

#### 4. Mexican/American Pot Luck 3/12/2012

Signed Up-17  
Attended-6  
Budgeted-\$0.00  
Purchases-\$0.00  
Income-\$0.00

CDD Profit/Loss \$0.00

**5. Joanne Baffuto Benefit 3/17/2012**

Signed Up-N/A

Attended-N/A

Budgeted- \$0.00

Purchases-\$ 95.36

Income-\$110.00 (from 50/50)

CDD Profit/Loss-\$0.00

**6. Ice Cream Social 3/21/2012**

Signed Up-37

Attended-52

Budgeted-\$0.00

Purchases-\$32.28

Income-\$0.00

CDD Profit/Loss-\$32.28 (\$7.72 **under** budget)

**7. Murder Mystery 3/24/2012**

Signed Up-53

Attended-23

Budgeted- \$200.00

Purchases-\$391.79 (Including entertainment)

Income-\$184.00

CDD Profit/Loss-\$207.79 (\$7.79 **over** budget)

**8. End of Season Wine and Cheese 3/28/2012**

Signed Up - 115

Attended-95

Budgeted-\$300.00

Purchases-\$309.51

Income - \$0.00

CDD Profit/Loss-\$309.51 (\$9.51 **over** budget)

March was a very busy month at Lakeside, besides the above events we also held two Quilt club meeting, two Embroidery club meetings, four Art classes, a Tennis meeting and an end of season Tennis Social. Water Aerobics, Euchre, Bible Study, Tripoley, Bridge, Mexican Train, Mah Jongg and both Zumba classes were in full swing. We will be saying goodbye to some of our winter residents this month as they head back up north for the summer months. I would like to again thank everyone involved in helping to make the Joanne Baffuto benefit a huge success. I have attached a note of appreciation to this report.

We are looking forward to April which also promises to be a busy month of activities to include and Easter Egg Hunt, a Stone Crabs opening day trip, Pizza Nite will be back on the calendar as well as Ice Cream Social, Italian Pot Luck, Wine and Cheese, Kid's Crafts and Bingo. We also have a couple of activities that are either new or we have not had on the calendar in quite a long time and the first is a Breakfast Pot Luck and then a Comedy night at Visani. This should be a fun month for all residents of all ages.

# Joanne Baffuto Benefit

I would like to take this time to THANK everyone who volunteered, donated and helped in any way. We brought in excess of \$6000.00 and we are still receiving and accepting donations. It was heartwarming to watch the neighbors of Lakeside rally to help. Unfortunately Joanne and James could not be at the benefit, Joanne was receiving treatment in Chicago at a Cancer treatment center. Joanne's parents however were able to make it to the benefit and their appreciation was overwhelming. We would like to acknowledge all of our volunteers especially Joanne and Neil Sutton who worked for a couple of days preparing and serving food, Mary Swihart, Gina Placanica, Phyllis Beaton, Ed Lewis, Mona Roumy, Carol Marjonis, Ann Tyler, Sandy Bock, Renee Sharp, Jillian Reich, Carolyn Capozzi, Jan Zarembo, Maryann Gillis, and Ann Shuki. Of course we do not want to forget all who donated items for the auction or went out and solicited donations. Thanks also to the local business/restaurants for their donations we received. I would like to recognize the local businesses who donated:

Michelangelo's

Scales and Tails Fishing Charters

Alli-Gators

Jillian Reich

Luigis

A Select Salon

Village Fish Market

Miche

Bocca Lupo

Kyle Kurtis

Donato's

Just Jewelry (Jan Zarembo)

Porofino's

Stamping Up (Dawn Walker-Randall)

Wild Flower

Coastal Vases for Coastal

Charles of the Village

Key West Casino

Sparkle Brite

Visani

Subway

Whiskey Creek

Buffalo Wings & Rings

Hoping I haven't left anyone out, I would like to give a special Thanks to Debbie Muso and her family for the wonderful job she did and all her help and time!

## CDD Incident Report

March, 2012

Starting back in February we have had some incidents that are occurring on a daily basis. We had a fire set on the pool deck, a deck chair as well as the pool clock were found in the pool and a umbrella had been broken. The maintenance staff has repaired the gazebo slats several times due to an apparent group of individuals using the gazebo as a party spot where the maintenance staff finds drug items as well as damage to the gazebo on a daily basis. The drug items have also been found on other areas of the main grounds. On 2/29 there were what were believed under aged boys in the parking lot making a ton of noise and drinking. Virginia went out, had them pour the beer out, and as she was investigating the situation a police car coincidentally passes by at the same time so the boys panicked and took off.

For the month of March we have had an ongoing issue with all of the above and they are continuing on a daily basis. We also had a separate incident with the water cooler in the gazebo on 3/15 when it was discovered that someone had partially emptied the culligan water bottle and filled it with chlorinated pool water. The maintenance staff replaced the bottle as well as checked the other coolers. On 3/17, I (Tanya) was leaving the parking lot when I noticed several boys on the tennis courts. I pulled back in and got out to talk to the boys. The boys were kicking and beating on the surface of the courts. I told the boys they were not allowed on the courts without parental supervision. I did not recognize any of the boys and one of the boys informed me that he lived here and his mother told him he could play on the tennis courts whenever he wanted. I asked for his name so I could call his parents and the boys took off. Bill has also found bicycle tire tracks across the courts in the morning when he On 3/20 some of the middle school boys waiting for the bus went into the fitness room and grabbed the bocce balls. Bill caught them throwing the balls and kicking the dirt off the bocce courts he retrieved the balls and fixed the courts. We also have had someone or a group picking all the flowers and plants around the playground and

even in the middle sections of the roadways. Most of the incidents that are continuing to occur seem to be happening either before or after Clubhouse hours. The trash receptacles are being used to discard household food items on a continual basis as chicken carcass and meat scraps have been of the many food items found and it has created a raccoon problem. The raccoons are getting into the receptacles to get at the food and spreading trash over the grounds. The main dumpster for Lakeside is also being used for others trash not just for the clubhouse as it was intended.

# Maintenance Report

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March, 2012

**LakesidePlantation**

TO: Peter Altman  
FROM: Bill Gage and James Eastwood  
DATE: March, 2012  
RE: Maintenance Report

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- **Clubhouse** - Eight pads were put down for gas scooter parking by the basketball court area. All lighting has been checked and replaced in the Clubhouse. The ice machine has been repaired in the kitchen. Bill G. and James have been busy with set ups for many CDD sponsored events as well as many private functions and banquets that took place in March.
- **Landscaping**- Sod was laid near the front entrance and the maintenance staff will continue to water it daily as directed. Brush hogging was completed around the retention area near the Townes.
- **Pool** - Howard's Pools will no longer be cleaning and taking care of the pool. Bill G. has passed his certification class and is now able to take care of the daily routine and pool maintenance. The shower head in the pool area was dripping and has been repaired. The pool gate locks were all lowered to meet the ADA requirements. Supervisor Capozzi contacted Rubber Concepts last November regarding the hole in the pool deck in the spa area. Rubber Concepts stated that they will not come to North Port for a repair until or if they get more work in the area.
- **Street Lights**- The street lights timer has been reset for the adjustment for the time change and the numbers have begun to be painted to make it easier to report if a light has an issue or a bulb needs to be replaced.
- **Fitness Equipment** –The equipment that needs to be re-upholstered is finished and we had a turn around of one day. On the 21<sup>st</sup> while staff was inspecting the fitness room they found the stationary bike had a broken pedal strap. The strap was ordered from Fit-Rev and they were here and repaired as well as the belt we have been waiting for was also replaced at the same time.
- **Deck Sealing** – Has been completed on the front deck of the Clubhouse, and the staff is holding on the sealing the others due to ADA regulations and if any brick work will need to be done in the other areas.
- **Tennis Courts**- We had a visit from Welch Tennis and have ordered and received the materials for the tennis courts to remain in top condition.

- **Tennis Ball Machine-** On the 26<sup>th</sup> a report was taken in the office that the tennis ball machine had an issue and it could not be plugged in to charge. On the 27<sup>th</sup> it was repaired as the top had come out of position and needed to be adjusted so the adapter cord could be affixed and able to charge.
  
- **Fire Inspection-** The Fire Marshall inspected the week of the 26<sup>th</sup> and had noted some corrections that need to be made.
  1. The exit signs – They have been repaired
  2. The emergency lighting-They have been repaired
  3. Sprinkler heads-Alliance was here and heads were repaired
  
- **Fountains-** A work order was phoned in by a resident to let the staff know that one of the fountains seemed brighter than the other. The contractor was called and should be here to replace lights by the week of the 2<sup>nd</sup>. The fountains were treated for algae and filter cleaned.
  
- **Pool Bathrooms-** Dead bolt locks were installed on the pool bathrooms this month.
  
- **Spa –** We have had issues with the spa since December we have had the timer, motor, and switch. The spa has been running smoothly since it was discovered the spa timer had been tampered with so a lock has been installed.

**There are no outstanding maintenance work orders at the time of this report.**