

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 10, 2011**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
FEBRUARY 10, 2011 at 7:00 PM**

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jane Gallo Bill Capozzi Bob Babik Judy Cabrera Patricia Durham
Assistant District Manager	District Management Services, LLC	Peter Altman
District Attorney	Shumaker, Loop & Kendrick, LLP	Jeffrey Russell
District Engineer	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 during the Audience Comments portion of the meeting. 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 Development District will be held on **Thursday, February 10, 2011 at 7:00 p.m.**, EST at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. Included below is the agenda:

- 7:00 PM** **1. Call to Order**
A. Review of Meeting Guidelines – Rules of Civility
B. Roll Call
C. Pledge of Allegiance
- 7:05 P.M.** **2. Audience Comments on Agenda Items Only**
- 7:20 PM** **3. Business Administration**
A. Review of Minutes of Board of Supervisors Meeting on January 13, 2011Tab 1
- 7:25 PM** **4. Old Business**
A. Review and Consideration of District Counsel Services, Resolution 2011-04Tab 2
B. Update on Standard Pacific Engineering Inspection and Acceptance of RoadsTab 3
C. Consideration of Design Strategy for Entry Feature and Signage.....Tab 4
D. Review of Access Card PolicyTab 5
E. Golf Cart Update and Amended Resolution 2011-02ATab 6
- 8:45 PM** **5. Business Items**
A. Consideration of Change to DMS Contract for Change of District ManagerTab 7
B. Discussion of Office Hours and Employee UpdateTab 8
C. Presentation of Final Reserve Study Report.....Tab 9
E. Request to Authorize Purchase of Ice MakerTab 10
F. Request to Consider Conversion to Electronic Meeting BooksTab 11
- 9:05 PM** **6. Staff Reports**
A. District Counsel
B. District Engineer
C. District Manager
 1. Financial Statements Period Ending December 31, 2010Tab 12
 2. District Manager’s ReportTab 13
 3. Amenity Report.....Tab 14
- 9:15 PM** **7. Supervisor Comments and Requests**
Bob Babik
Judy Cabrera
Bill Capozzi
Patricia Durham
Jane Gallo
- 9:25 PM** **8. Audience Comments on Non Agenda Items**
- 9:30 PM** **9. Adjournment**

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,



Brian K. Lamb,
District Manager

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Minutes

The minutes have not been completed at the time of assembly of the Meeting Book. They will be electronically forwarded to the Board for their review in advance of the meeting. In addition, the staff will have hard copies which can be added into your meeting books.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Review and Consideration of Resolution 2011-04

At the last meeting, the Board instructed Management to identify qualified attorneys to provide legal counsel services to the District.

We have scheduled representatives to appear at the upcoming meeting to present their qualifications to the Board: Anthony Pires, who serves as legal counsel to Gateway Services Community Development District, one of the largest Districts in the surrounding areas, a representative from Straley and Robin will also appear, who serves several Community Development Districts along the west coast of Florida, and Andrew Cohen, who serves a number of Community Development Districts in Sarasota and surrounding counties.

Recommendation:

The Board should provide each attorney with an allotted time to make their presentation and provide direction to Management concerning the appointment of replacement counsel.

RESOLUTION 2011-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO PROVIDE NOTICE OF TERMINATION OF SERVICES TO THE DISTRICT'S CURRENT LEGAL COUNSEL; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to seek new legal counsel; and

WHEREAS, to conduct the business of the District, it is necessary to retain the services of legal counsel; and

WHEREAS, the Board determines this Resolution is in the best interest of the District to discontinue its relationship with its current legal counsel and provide for the selection of a replacement firm.

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

Section 1. The Board hereby directs the District Manager to provide notice of termination of services to Shumaker, Loop & Kendrick LLP, effective _____.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF FEBRUARY, 2011.

Attest:

**Lakeside Plantation
Community Development District**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Chair, Board of Supervisors

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Update on Standard Pacific Engineering Inspection and Acceptance of Roads

The District had requested and received a report from our engineer on the quality of the construction of the road network before signing off on the roads and in advance of receipt of the road system. Attached is a copy of the Engineer's report on findings from their inspection along with correspondence from Standard Pacific replying to the report contents and requesting that we provide them with acceptance of the road system. Our engineer recommended that a two year performance bond be given to the District to provide assurances that the road will not deteriorate in advance of normal wear and tear. Standard Pacific has indicated that they have secured a two year contractor warranty.

Recommendation: The Board should discuss the request and provide direction regarding the acceptance of the road as requested.



FINAL INSPECTION REPORT OF JONAH DRIVE & CONNECTORS LAKESIDE PLANTATION

DMK Associates was retained by Lakeside Plantation to perform a pavement assessment of Jonah Drive, Mulberry Lane, Melrose Drive and Felicity Way within the Towns at Lakeside Plantation. The construction phase of the project has been completed and DMK staff performed a final inspection. The following report is offered for review.

Overall the paving is marginally acceptable with some areas that are esthetically questionable. The centerline cold joint was not healed in very well and the edges at the curb were not struck off very well nor were they cleaned up. While these issues do not directly relate to the structural integrity of the paving it does speak to the quality of the workmanship.

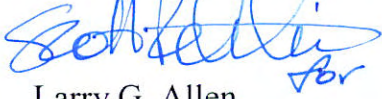
Specific areas of concern are:

- 1) In the area of 1145 Jonah there is about 60LF in the centerline area that has a wash board appearance and the ride is the same. (see photo)
- 2) Between 1220 and 1225 Jonah it appears the roller scraped the pavement. (see photo)
- 3) Pour drainage in the cul-de-sac of Felicity Place. (see photo)

Also, please note that no compaction tests of base or sub-base were provided nor were there cores taken of the new asphalt.

DMK recommends a performance bond for the work be provided for a period of two years to cover any repairs required to the pavement.

Respectfully Submitted,



Larry G. Allen

Manager Construction Services



1. 1145 Jonah Drive



2. 1220 and 1225 Jonah Drive



3. Felicity Place - Drainage



4. Felicity Place - Drainage

To: Lakeside CDD Board
From: Standard Pacific Homes
Date: January 13, 2011
Re: Comments on Engineer's Report

We offer the following comments regarding the CDD engineer's report:

1. We do not agree with many of the comments stated in the report. First and foremost, Mr. Allen advised us that his expertise is in concrete and not asphalt, which obviously explains many of his concerns.
2. Most of the items mentioned are cosmetic and are not structural and they will not adversely affect the integrity or the service life of the pavement. In time, the asphalt will bleach out, and many of these issues will correct themselves. Over the course of time, as traffic loads are applied in conjunction with higher temperatures, the referenced centerline joint and the scrape mark will become inconspicuous. We completed another job in mid November in Spring Hill, and the appearance of the aesthetics of the road has improved significantly in eight week's time.
3. Regarding the small puddles in the Felicity cul de sac, we do not believe this is a result of the contractor's performance. The contractor applied a uniform lift on top of an existing roadway, and the slope of the existing pavement surface therefore controlled the final drainage condition. In order to resolve that issue, the contractor would have needed to have been informed of the location where any puddles were occurring, and we should have been asked to correct them before the final lift was applied so that we could have adequately planned to apply a thicker layer of asphalt as needed to slightly increase the surface slope and eliminate the puddles. In the photos the roads appear wet and the puddles are very shallow. We expect they would evaporate relatively rapidly after a rainfall event and they should not contribute to premature deterioration of the asphalt. Please note FDOT regulations on puddles are 24 hours. We may also add that while these roads were under the supervision of Standard Pacific, numerous pothole repairs were previously performed, and there were never any issues of standing water for a period of more than 24 hours.
4. The engineer has asked for a performance bond, which is not required because the work has already been performed. We believe he meant a maintenance bond. Our contractor has agreed to extend the warranty on this second lift to two years; however, we are not willing to incur an additional cost for a bond, as we believe it is not necessary. Both Advanced Asphalt and Standard Pacific are reputable companies and will continue to stand behind their work.

We trust the CDD Board will review this information and hence advise us regarding the status of our previous letter, release and acceptance of the roads.



STANDARD PACIFIC HOMES

December 28, 2010

Lakeside Plantation Community
Development District
2200 Plantation Blvd.
North Port, FL 34289-9499

Re: Private Roadways at Towns at Lakeside, Plat Book 44, Page 38, Public Records of
Sarasota County, Florida

Gentlemen:

As you know, Standard Pacific of Southwest Florida has completed installation of the final asphalt lift on the private roads within the referenced plat, i.e., Jonah Drive, Rosewood Drive, Melrose Drive, and Felicity Drive (the "roads").

Since the roads will be paved before construction is commenced on several building pads within the subdivision, Standard Pacific acknowledges that any damage done to the pavement or other portions of the roads during subsequent construction must be repaired at the cost and expense of the party doing the damage, and not the Lakeside Plantation Community Development District. In the event that Standard Pacific sells the remaining building pads to another builder, it will advise the buyer of this obligation.

Sincerely,

STANDARD PACIFIC OF
SOUTHWEST FLORIDA, a Florida
general partnership

By: Standard Pacific of Southwest Florida GP, Inc.,
a Delaware corporation, its managing general partner

By: Debora L. Hudrlik
Debora L. Hudrlik
Community Association Manager

Tampa Bay Division



Professional Engineers, Planners & Land Surveyors

December 21, 2010

Ms. Debi Hudrlik
Standard Pacific Homes
405 N. Reo Street, Suite 330
Tampa, FL 33609

Reference: The Towns at Lakeside Plantation (North Port, FL)
Certification of Completion - Final Lift of Asphalt Pavement

Dear Debi:

This letter represents our certification that, to the best of our knowledge and belief, the construction of the final lift of asphalt pavement at the above referenced project site has been substantially completed in accordance with the approved development plans and specifications. Upon our site inspections performed on December 10, 13, and 14, 2010, we observed the construction progress and have deemed it acceptable for final payment.

We trust that this information meets your needs at this time. Should you require additional information regarding this matter, please contact our office.

Sincerely,
BANKS ENGINEERING

A handwritten signature in black ink, appearing to read "Shane C. Cooper".

Shane C. Cooper, P.E.
FL. P.E. No. 53998
Project Manager
Tel. (941)685-4404



S:\Jobs\60xx\6002\6002-007\Documents\Construction\LTR-SPH-20101221-Cert of Completion Final Lift of Asphalt.doc

SERVING THE STATE OF FLORIDA

December 28, 2010

Standard Pacific of Southwest Florida
f/k/a Westfield Homes of Southwest Florida
405 N. Reo Street, Suite 330
Tampa, Florida 33619

Re: Private Roadways at Towns at Lakeside, Plat Book 44, Page 38, Public Records of
Sarasota County, Florida

Gentlemen:

Lakeside Plantation Community Development District (the "CDD") acknowledges that Standard Pacific of Southwest Florida ("Standard Pacific") has completed installation of the final asphalt lift on the private roads within the referenced plat, i.e., Jonah Drive, Rosewood Drive, Melrose Drive, and Felicity Drive (the "roads").

The CDD also acknowledges that Standard Pacific's civil engineer of record has certified in writing to Standard Pacific and the CDD that the installation of the final asphalt lift is substantially complete in accordance with the approved plans and specifications therefore. The CDD agrees to deliver the attached release to Standard Pacific not later than thirty (30) days after the date of this letter.

Sincerely,

LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

GENERAL RELEASE

THIS GENERAL RELEASE is executed and delivered the Effective Date (hereafter defined) by LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government ("CDD") and STANDARD PACIFIC OF SOUTHWEST FLORIDA, a Florida general partnership, f/k/a WESTFIELD HOMES OF SOUTHWEST FLORIDA ("STANDARD PACIFIC"). It witnesses as follows:

1. RELEASE. IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by CDD, CDD, on behalf of itself, its constituent owners, and any predecessor, successor, heirs and assigns (all of the foregoing being collectively referred to as "Releasors"), jointly and severally does hereby forever by anyone claiming by or through or under each of them, fully remise, release, acquit, and forever discharge STANDARD PACIFIC, and its respective parent company, Standard Pacific Corp., a Delaware corporation, stockholders, directors, officers, employees, agents, partners, franchisees, and each of their successors, heirs, and assigns, (all of the foregoing being collectively referred to as "Released Parties") jointly and severally, of and from any and all rights, claims, demands, damages, actions, and causes of action, of any nature whatsoever, whether arising at law or in equity, which Releasors may have had, may now have, or may hereafter have, against the said Released Parties, by reason of any matter, cause, happening or thing, from the beginning of time, occurring prior to and including the date of this General Release, and including, but without limitation, all claims arising in connection with road construction at the Towns at Lakeside townhome community located in Sarasota County, Florida, on the real property described in Plat Book 44, Page 38 et seq., Public Records of Sarasota County, Florida. This release is not intended to release STANDARD PACIFIC from the obligation to pay periodic assessments which may be due to the CDD accruing from and after the date of this release.

2. LIABILITY DENIED. It is understood and agreed that the receipt by the Releasors of the consideration recited in Paragraph 1 and the execution of this General Release is not to be considered an admission of liability on the part of any of the persons released, but is in full settlement of disputed claims on which liability has been and is denied.

3. FINALITY OF RELEASE. It is intended by Releasors by this General Release for each party hereto to forever remise, acquit, waive, release and forever discharge Released Parties of and from all claims, demands for losses, injuries and damages, rights known or unknown, direct or indirect, arising from the matters described in this General Release, and from any other matter occurring prior to the date of this General Release, it being understood that all rights which Releasors or any person claiming by or through Releasors as of the date of this General Release, shall be forever released, remised and acquitted, and Releasors and such persons shall be forever barred from bringing or asserting the same in their own name or names, jointly with or through any person, natural or corporate, for or upon or by reason of any act, matter, transaction, cause or thing whatsoever, from the beginning of the world to the date of these presents.

4. ATTORNEYS' FEES. In connection with any litigation to enforce or interpret this instrument, the prevailing party shall be entitled to recover its reasonable attorneys' fees, legal assistant's fees, and the costs and expenses of litigation, in addition to any other relief allowed by law.

5. EFFECTIVE DATE. This General Release shall be effective on the last date that it is executed by the parties, as set forth underneath the signatures hereof, which for all purposes shall be the "effective date" of this instrument.

IN WITNESS WHEREOF the undersigned have executed and delivered this General Release the date stated above.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government

By _____
Print name: _____
Title: Chairperson, Board of Supervisors
Dated: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)

This instrument was acknowledged before me this ____ day of _____, 20__ by _____ as Chairperson of the Board of Supervisors of Lakeside Community Development District, on behalf of the District. He/she was ____ personally known to me or ____ produced a driver's license for identification.

(AFFIX NOTARIAL SEAL)

Notary Public
Print Name: _____
Commission Expires: _____

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Consideration of Design Strategy for Entry Feature and Signage

At the last meeting, the Board held off on making any signage improvement decisions to allow for a review of the entire entryway design and landscaping plans. It was suggested that we determine the best way to proceed with master plan that would include the replacement of the fountains feature, lighting, landscaping and the signage.

We have been in touch with our District Engineer and would suggest that the District could follow a deliberative process to include public input and professional advice which would lead to the preliminary sketches of several designs. In discussing this approach with Dorian Popescu, we agree that a “creative charrette” would be an excellent way to include the community and the Board in the early design decisions that would lead to a consensus on a preferred option. Mr. Popescu offered to assemble a team that would include a creative member such as Elaine Miller, an architect, who had previously worked with him and the District on the entrance. We would envision a possible pre-meeting workshop process to be lead by the design team. We also checked with another architectural firm that we have worked with before who are also a construction company and who could be joined into the charrette if the Board wanted to consider using a cost plus approach to the completion of the improvements. The firm’s name is JAH and they have a local office in the area. In my discussions with JAH, they have suggested that a fee of \$1,500 to \$2,500 would be sufficient to complete the design phase including two visits to public meetings. A description of the definition of this process is listed below.

The word *charrette* can refer to any collaborative session in which a group of designers drafts a solution to a design problem. While the structure of a charrette varies depending on the design problem and the individuals in the group, charrettes often take place in multiple sessions in which the group divides into sub-groups. Each sub-group then presents its work to the full group as material for future dialogue. Such charrettes serve as a way of quickly generating a design solution while integrating the aptitudes and interests of a diverse group of people.

Charrettes take place in many disciplines, not just in architecture. Such charrettes typically involve intense, possibly multi-day meetings, involving municipal officials, developers and local residents. A charrette promotes joint ownership of solutions and attempts to defuse traditional confrontational attitudes between residents and developers. Residents/Owners get early input into the planning process. For developers and municipal officials charrettes achieve community involvement, may satisfy consultation criteria, and hopefully avoid costly legal battles.

The term *charrette* can refer to an intense period of work by one person or a group of people prior to a deadline. The period of a charrette typically involves not only a focused and sustained effort, but also “all-nighters” or sleepless nights of toil. The word “charrette” can also be used as a verb, as in, for example, “I am charretting” or “I am on charrette [or: en charrette],” simply meaning I am working long nights, intensively toward a deadline.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

The drawing below is an example of the work product of JAHarchitects LLC, who use 3D software which is useful in viewing the design feature from various angles.



Recommendation:

The Board could authorize the assembly of a design team and schedule a workshop for the purpose of reviewing the entrance feature options and soliciting input from the public and the Board. A not to exceed cost of \$2,500 would be recommended.

SCHILINGS



CORAL CREEPER



CARDBOARD PALM



SILVER LOVE GRASS



WHITE GERANIUM



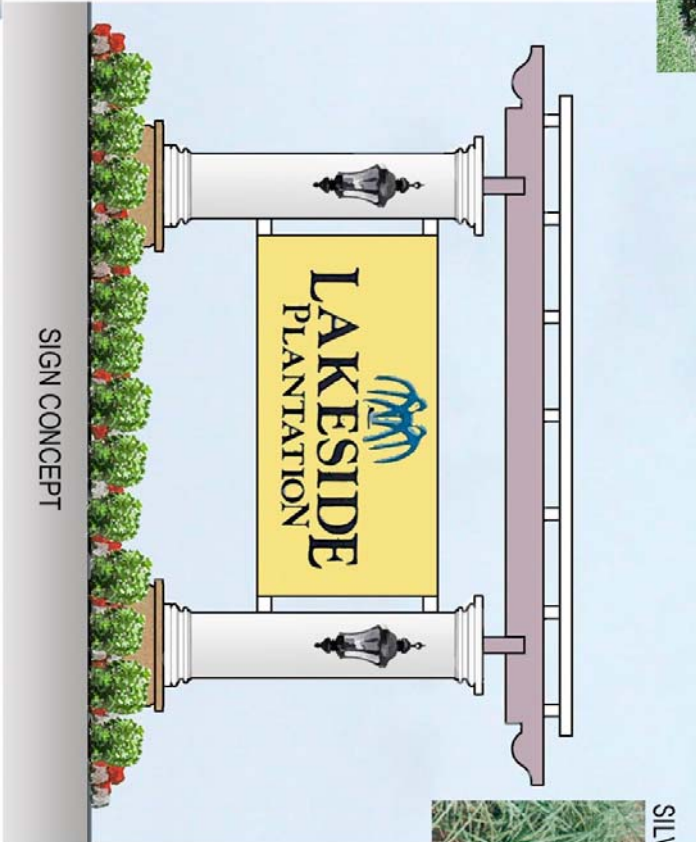
WHITE FOUNTAIN GRASS



FLORIDA THATCH PALM



SIGN CONCEPT



BOXWOOD BEAUTY



RED FOUNTAIN GRASS



SATIN LEAF



GREEN ISLAND FICUS



GERANIUM



PURPLE FOUNTAIN GRASS



LAKESIDE PLANTATION ENTRANCE NORTH PORT, FLORIDA

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Review of Access Card Policy

This item was placed on the agenda to allow the Board to provide guidance to the staff for the creation of new rules to be used for the issuance of access cards to residents. At the last meeting the Board did suspend fees for the first two users in each household. We will be prepared to discuss the issues that have occurred in other communities regarding this item. It has always been our understanding from legal advice that the imposition of any fees or charges would require a public hearing. I have copied below, one of our community's approach to the issuance of access cards as a starting point.

1. Residents and Guests may use the Community Facilities as follows:
 - a. Lodge Identification Cards are issued to Residents who are at least 16 years of age. ¹
 - b. Lodge Identification Cards are for use by the cardholder only. If a residence is being utilized as a vacation rental then the owner of the property will sign a transfer of privileges form and secure two (2) cards for the residence in the owner's name. The owner will sign the Lodge Identification Card Agreement for Vacation Rentals, see sample agreement attached. The number of Guests may be limited in each facility.
 - c. The card is used to access the swimming pool facility, tennis courts, Fitness Center and Activity Center after hours. Age Restrictions apply.
 - d. When you use the access card, your name and time of entry are registered.
 - e. Your card is your responsibility. If you misplace your card please contact the Lodge Staff immediately so that the card can be deactivated.
 - f. Replacement cards will be issued at a charge of \$25 per card.
 - g. Hours for the Community Facilities are posted at the entrance to each facility. Residents may use the community dock, outside seating areas and parking lots after the facilities, Lodge or parks have closed. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - h. When applying for a Lodge Identification Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport). Each cardholder is required to sign a Lodge Identification Card Agreement.
 - i. Skateboarding or use of similar equipment will not be permitted anywhere on the recreational property. ¹
 - j. Disrespect will not be shown to the staff or other Residents. ¹
 - k. Shirts and shoes are to be worn in the Lodge facilities. ¹

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

- l. Wet bathing suits are not allowed to be worn in the Lodge facilities.¹
- m. Profanity and bullying will not be tolerated.¹
- n. No vandalizing of Community Facilities ²
- o. Anyone under the age of 12 must be attended by an Adult while on Lodge property ²
- p. No one under the age of 16 may use the fitness center equipment unless accompanied by a parent or guardian ²
- q. No one under the age of 12 will be allowed in the fitness center ²
- r. Diving or flips into the lake from the dock or from the deck into the pool will not be allowed ²
- s. No Fighting ²
- t. No Weapons of any kind are allowed on District property ²
- u. No one under 21 years of age is allowed to bring or consume alcoholic beverages within the Community Facilities.³
- v. Illegal drugs and paraphernalia are prohibited. ³
- w. Pets (except for service animals as defined by Florida Law) will not be allowed in the Lodge buildings, the swimming pool area, or other posted areas. All pets must be on a leash when on any Common Areas. ¹
- x. Common Areas, Community Facilities and the Properties shall be used only for the purpose for which they are designed. ¹
- y. Climbing gates, fences, or gaining access to the facilities through non-traditional or unorthodox means is not allowed.¹

Recommendation: The Board should identify key elements of the policy that would apply to the residents of the community regarding the issuance of access cards and direct staff to provide a proposed rule at the next meeting.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Golf Cart Update and Amended Resolution 2011-02A

At the last meeting the Board approved this resolution with the intent to authorize Bill Capozzi to appear before the City of North Port on the District's behalf. The Resolution, however listed the Chair as the appointed representative. The Chair has requested that the Board reconsider this Resolution in order to modify the appointment to the Vice-Chair which would allow Supervisor Capozzi to continue in his efforts with the City.

RESOLUTION 2011-02A

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING THE DISTRICT-OWNED STREET NETWORK AS GOLF CART FRIENDLY, AUTHORIZING THE VICE CHAIR AND/OR DISTRICT MANAGER TO PETITION THE COMMISSIONERS OF THE CITY OF NORTHPORT, FLORIDA TO ACCEPT THE GOLF CART FRIENDLY POLICY; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, to conduct the business of the District in an efficient manner, the District requires mobility in discharging its maintenance function throughout the community; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities; and

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

Section 1: All streets within the boundaries of the District that are owned and maintained by the District are golf cart friendly.

Section 2: The Board of Supervisors of the District instructs the Chairman and/or District Manager to present to the Supervisor of the City of North Port, Florida its desire to deem the sections of Plantation Boulevard contained within the District as golf cart friendly.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF JANUARY, 2011.

Attest:

**Lakeside Plantation
Community Development District**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Chair, Board of Supervisors

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Management Services, LLC
Date: February 3, 2011
Re: Consideration of Change to DMS Contract for District Manager

The agreement for management services with District Management Services, LLC requires that Brian Lamb serve as District Manager, with limited acceptance of Peter Altman to serve in that role in Mr. Lamb's absence. Unforeseen circumstances have caused Mr. Lamb to be unable to attend the February board meeting and, given the number of meetings that have been managed by Peter Altman, Management is requesting that the contract be modified to allow for his regular attendance and participation as District Manager.

To enable this to occur, it is necessary to modify the existing contract to remove those restrictions to enable Mr. Altman as District Manager on a regular basis.

**AGREEMENT BETWEEN
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
AND DISTRICT MANAGEMENT SERVICES, LLC
FOR MANAGEMENT AND FINANCIAL SERVICES**

THIS AGREEMENT, made and entered into on this 10th day of December, 2010, by and between the Lakeside Plantation Community Development District, hereinafter referred to as "DISTRICT", and the firm of District Management Services, LLC hereinafter referred to as "MANAGER", whose address is 2002 N. Lois Ave, Suite 507 Tampa, Florida 33607.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing non-exclusive management, administrative, field, financial, and miscellaneous services for the Lakeside Plantation Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services described in Exhibit A and fees described in both Exhibit B attached hereto and incorporated by reference herein as required to meet the statutory requirements and other needs of the District. The attending MANAGER representative shall be Brian K. Lamb for a period, no less than thirty six (36) months from the execution of this Agreement by the parties thereto. Under unforeseen events Mr. Lamb may substitute with Mr. Altman for up to 3 meetings per year, if needed.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit B, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget approved by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services.
3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on January 1st, 2010. The Agreement may be terminated as follows:
 - a) upon written notice by the District for "good cause", which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by MANAGER;
 - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
 - c) by either party, for any reason, or no reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.
4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.

6. The MANAGER represents that it presently has no interest and shall acquire no interest either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest, or other circumstance, which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest, or circumstance, the nature of work that the MANAGER may undertake, and request an opinion of the DISTRICT as to whether the association, interest, or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest, or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion, and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose-taxing district, subject to paragraph one, and such Assignment shall not constitute a conflict of interest under this Agreement.
8. The MANAGER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the MANAGER, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the MANAGER any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Agreement.
9. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age, or national origin.
10. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
11. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. The MANAGER, however, will participate in accumulation of information necessary for use in documents required by the DISTRICT in order to finalize particular matters. The DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER, which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.
12. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Sarasota County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

13. All notices required in this Agreement shall be sent by certified mail, return receipt requested, and if sent to the DISTRICT shall be mailed to:

Current District Chairman, by way of contact address of record with the District.

with a copy to:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
2002 N. Lois Ave, SUITE 507,
TAMPA, FLORIDA 33607
ATTENTION: BRIAN K. LAMB

District's Counsel
Shumaker, Loop & Kendrick, LLP
240 S. Pineapple Avenue, 10th Floor
Sarasota, Florida 34236
ATTENTION: William P. Cox, Esq.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
2200 Plantation Boulevard
North Port, Florida 34289

ATTENTION: CHAIRMAN, LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

14. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
15. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties to this Agreement. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party consistent with Section 3 of this Agreement.

Scope of Services

Exhibit "A"

A. Management Services

1. District Management Services

District Management Services to be provided to the CDD shall include the following:

- Attending all meetings and workshops of the Board of Supervisors ("Board") and provide the Board with meaningful dialogue of the issues before the Board for action
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District
- Preparation of District Budget
- Implementation of budget directives
- Assist the District with obtaining grants and alternative funding for relevant goods and services as appropriate
- Preparation of specifications and coordination for the following services:
 - Insurance, General Liability along with Directors and Offices Liability
 - Independent Auditor Services
 - Such other services as may be identified from time to time
- Provide all required annual disclosure information to the local government in the County in which the District resides:
 - Public Facilities Report
 - Designation of Registered Office and Registered Agent
 - Public Meeting Schedule
 - Audited Financial Statement
- Ensure compliance with the following statutory requirements:
 - Annual Financial Audit
 - Annual Financial Report
 - Public Depositor Report
 - Proposed Budget
 - District Map and Amendments
 - Public Facilities Report
 - Registered Office and Registered Agent
 - Regular Public Meeting Schedule
 - Provide Oath of Office and notary public for all newly elected members of the Board
 - Update District reporting requirements as the Florida Legislature periodically updates reporting requirements
- Administer the landowner's elections, to include the preparation of all documents and advertising in accordance with Chapter 190 and all applicable provisions of the Florida Statutes, and coordinate the election and validate the results
- Coordinate with Sarasota County Supervisor of Elections for the election of the Board of Supervisor seats on the general election ballot as appropriate
- Serve as District liaison to applicable local, state, and federal government agencies and departments
- Visit the CDD site and facilities twice a month for operations and administration review; provide recommendations to CDD site staff to enhance services and gather information to report to the Board on status.

2. Administrative Services

Recording Secretary Services to be provided to the District shall include the following:

- Prepare all Board Agendas and coordinate receipt of sufficient material seven (7) days prior to any Board meeting, workshop, or public hearing for Board of Supervisors to make informed policy decisions
- Prepare and advertise in a timely manner all notices of meetings in an authorized newspaper of general circulation in the County in which the District is located
- Record and prepare minutes of all meetings of the Board of Supervisors, including regular meetings, special meetings, workshops, and public hearings, and make such prepared minutes and audio recordings thereof available upon request to Board members and the public within ten (10) business days of any such meeting, workshop, or public hearing
- Record meetings of the Board to maintain an accurate public record
- Maintain minutes and resolutions in perpetuity for the District and send to the appropriate governmental agencies in accordance with Florida Law
- Maintain District Seal
- Postage and Reproduction
- Printing and Binding of documents
- Satisfying public records requests in a timely manner

4. Personnel Management Services

- Maintain and update job descriptions for all staff positions
- Provide administrative support for the hiring and management of employees to include obtaining background checks and drug tests, managing employee benefits, maintaining current personnel manual and delivery of payroll checks and insuring all payroll taxes, reports, and employee forms are submitted or delivered on time
- Mediate employee disputes
- Hiring of key employee staff to include facility directors and managers with input and/or approval by the Board as desired by the Board
- District Manager will conduct an annual review of all supervisory personnel
- District Manager will conduct monthly staff meeting with onsite Facilities Manager to provide consulting and oversight of resident services and operations

5. Facilities Management

- Protect and monitor the maintenance and repair of District facilities to include the following: all structures, improvements and facilities on District land including landscaping, drainage, wetlands, and amenities
- Coordinate and provide contract administration for any services provided to or for the District by outside vendors
- Maintain a web-based task list to insure the prompt and complete resolution of repairs, improvements, and significant issues as identified by DMS and/or approved or directed by the Board of Supervisors
- Maintain and update a Reserve for Repair and Replacement Schedule to identify, plan, and fund major capital repairs or replacements as needed. Include annual review and adjustment of the schedule in annual budget presentation
- Solicit proposals and/or bids, provide analyses for the Board and oversee all projects which are identified on the Repair and Replacement Schedule or over \$5,000.00 in value
- Create and maintain site maps and log explaining location of District facilities and insurance information
- Provide on-call services for emergencies to District and its employees

6. Field Services

- Monitor all Landscaping, Irrigation, Wetland, and Pond Maintenance Contracts for compliance issues and meet with vendors on-site to resolve failures or disputes raised or identified
- Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings, and evaluation and recommendations to the Board
- Schedule and meet with residents and the appropriate District staff members and/or vendors to provide direction, assistance, and or recommendations as appropriate in response to requests for information or assistance
- Provide warning letters, cease and desist notices, and other appropriate communication in response to violations of rules and policies relating to conservation lands and SWFWMD compliance issues and community rule violations
- Oversee the process of enforcement of parking rules and other directives as identified by the Board of Supervisors relating to the parks and other District lands
- Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress. Use web-based task management program and keep current
- Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs
- Provide two monthly onsite visits to review the level of service provided by vendors and address all maintenance needs captured in the review process

7. Miscellaneous Services

Miscellaneous Services provided to the District shall include the following:

- Rentals and Leases - Storage and control of public records

B. Financial Services

Financial Services to be provided to the District shall include the following:

1. Accounting

Accounting Services to be provided to the District shall include the following:

- Prepare a Budget that achieves maximum cost-to-benefit equity for approval
- Submit a Preliminary Budget to Board in accordance with Chapter 190, Florida Statutes
- Modify Preliminary Budget for consideration by Board at the District's advertised Public Hearing
- Prepare a Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes
- Establish Budget Public Hearing(s) and dates
- Establish Board workshop dates (if required)
- Coordinate Budget preparation with District Board, Engineer, and Attorney
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board

- Prepare Assessment Resolution levying the assessments on the property in the District and assessment rolls, unless the preparation of the assessment rolls is separately contracted out by the District
- Prepare and maintain a property database by using information obtained by local Property Appraiser secured roll
- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and all pertinent information is reviewed to prepare accurate assessments
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, and prepayment of principal
- Act as the primary contact to answer Property Owner questions regarding special assessments, tax, bills, and other matters pertaining to the District and its operation
- Provide District assessment payoff information to Property Owner upon request
- Upon adoption of the budget and assessments, coordinate with the Sarasota County Office of the Property Appraiser and Tax Collector to ensure correct application of Assessments and receipt of District funds
- Attend District workshop(s) and public hearing(s) and be available to answer questions by the Board and the public.
- Prepare and coordinate applications for:
 - Federal I.D. Number
 - Tax Exemption Certificate
- Establish and maintain Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB)
- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes
- Prepare Annual Financial Report for Units of Local Government and Distribution to the Florida State Comptroller
- Prepare Public Depositor's Report and distribution to the Florida State Treasurer
- Coordinate and Distribute Annual Public Facilities Report and distribution to appropriate agencies
- Administer purchase order system and periodic payment of invoices
- Coordinate tax collection and miscellaneous receivables
- Prepare bid specifications for the purchase of services and commodities pursuant to Chapter 190 and applicable Florida Statutes
- Prepare all required schedules for year end audit
- Prepare schedule of Bank Reconciliations
- Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
- Prepare analysis of Accounts Receivable
- Prepare schedule of Inter-fund Accounts
- Prepare schedule of Payables from the Governments
- Prepare schedule of all Prepaid Expenses
- Prepare debt Confirmation Schedules
- Prepare schedule of Accounts Payable
- Prepare schedule of Changes in Fund Balances
- Prepare schedule of Assessment Revenue compared to Budget
- Prepare schedule of Interest Income and provide Reasonableness Test
- Prepare schedule of Investments and Accrued Interest
- Prepare analysis of All Other Revenue
- Prepare analysis of Interest expenses and Calculate Accrued Interest Expense at Year End
- Prepare schedule of Operating Transfers

- Prepare schedule of Cash Receipts and Cash Disbursements
- Prepare analysis of Cost of Development and Construction in Progress
- Prepare analysis of Reserves for Encumbrances
- Prepare analysis of Retainage Payable
- Prepare Amortization and Depreciation Schedules
- Prepare General Fixed Asset and General Long-Term Debt Account Groups
- General Fixed Asset Accounting
- Assets constructed by or donated to the District for maintenance
- Prepare inventory of District property in accordance with the Rules of the Auditor General
- Application of the special assessment allocation methodology and required Modifications due to such items as: 1) changes in land uses or densities, 2) re-configured parcels, or 3) platting of lots
- Update special assessments pursuant to the requirements of a true-up mechanism outlined in the special assessment allocation methodology
- Assist in the levy and collection of special assessments and operation and maintenance assessments
- Preparation and certification of the annual non-ad valorem capital and operation and maintenance assessment roll
- Financial or cash flow analysis

2. Investment Management

- Develop an investment policy statement
Manage the investment process in coordination with the Trustee regarding the purchase and sale of qualified investments consistent with Section 190.017, Florida Statutes
- Maintain adequate accounting statements of all investments

Schedule of Fees

Exhibit "B"

"All-Inclusive Fees"

Management, Accounting, and Financial Services

	Annually
Management Services	\$32,000
Accounting Services (includes Financial Services & Payroll)	\$16,000
* Accounting Services (includes Financial Services & No Payroll)	\$13,500

Ancillary Services **

Website Creation and Design	\$3,500
Website Maintenance	\$150 per month

*** If at anytime the District chooses to do Payroll independently a \$2,500 discount will be prorated.**

**** Optional Service at the Request of the Board.**

Expense Reimbursement Policy

The following is the Manager's Additional Fee Schedule based on an all-inclusive service fee anticipating travel, printing, production, phone and fax.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Postage & Mailing Fees: Invoiced at cost

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Discussion of Office Hours and Employee Update

This item was discussed at the last meeting and is listed again to allow for the Board to discuss their interest in reconsidering the desired levels of staffing and whether or not there should be seasonal adjustments to office hours and services.

It has been our observation that the traffic at the District facilities, including the swimming pool, has been high during the winter season. This is undoubtedly due to the population surge of the “winter-only” residents.

Recommendation:

The Board should determine if it wishes to modify the office hours and/or make seasonal adjustments.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Presentation of Final Reserve Study Report

Full copies of the reserve study are being distributed to all of the Board Members and summary pages are attached. We suggest that the Board review the document and set a future meeting date to review the schedule and determine a capital improvement strategy.

RESERVE EXPENDITURES

for
Lakeside Plantation
Community Development District
North Port, Florida

Line Item	Reserve Component Inventory	21 2031	22 2032	23 2033	24 2034	25 2035	26 2036	27 2037	28 2038	29 2039	30 2040
Exterior Building Elements											
1.260	Light Fixtures										
1.269	Pavers, Porch Area (Includes Pavilion and Community Entrance)	37,575									
1.271	Railings, Aluminum	8,400									
1.280	Roofs, Asphalt Shingles (Includes Gutters and Downspouts)										33,000
1.651	Soffits, Vinyl										20,900
1.860	Walls, Stucco, Paint Finishes and Capital Repairs	6,880						6,880			
1.980	Windows and Doors										50,000
4.011	Arbors, Wood, Entrance Features										
4.040	Asphalt Pavement, Clubhouse Parking Lot, Mill and Overlay										17,250
4.041	Asphalt Pavement, Carriages and Villas, Mill and Overlay										
4.042	Asphalt Pavement, Magnolia Walk, Mill and Overlay										
4.071	Awnings, Frames and Benches										
4.110	Concrete Curbs and Gutters, Partial Replacements										
4.140	Concrete Sidewalks, Partial Replacements	3,520						3,520			
4.251	Dock and Bridge, Wood			4,550							
4.271	Fence, Hog Wire										
4.311	Fountains, Entrance, Capital Repairs	20,000									
4.360	Gazebo									8,000	
4.410	Irrigation System, Pumps				8,000						
4.420	Irrigation System, Phased Replacement					60,000	60,000	60,000	60,000	60,000	
4.560	Light Poles and Fixtures										
4.660	Playground Equipment					20,000					
4.829	Tennis Courts, Awning, Frame										
4.830	Tennis Courts, Clay Resurfacing	17,875									
4.840	Tennis Courts, Fences							25,800			
4.850	Tennis Courts, Light Poles and Fixtures										
4.860	Tennis Courts, Surface Replacement							123,750			
Clubhouse Interior Elements											
5.500	Interior Renovations, Complete										
5.510	Interior Renovations, Partial						52,900				
5.601	Life Safety System (Control Panel and Emergency Devices)										
5.651	Rest Rooms, Renovation										
5.671	Security System			15,000							
5.751	Split Systems					30,000					
Pool and Spa Elements											
6.200	Deck, Surface Replacements										
6.400	Fence, Aluminum										
6.561	Light Poles and Fixtures		16,200								
6.600	Mechanical Equipment, Phased Replacements	23,500						23,500			
6.800	Plaster Finish Replacement and Tile Repairs	28,875									
Reserve Study Update with Site Visit											
Anticipated Expenditures, By Year		146,625	16,200	19,550	8,000	110,000	112,900	243,450	60,000	66,000	121,150

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Lakeside Plantation
Community Development District

	Individual Reserve Budgets & Cash Flows for the Next 30 Years															
	FY2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Reserves at Beginning of Year (Note 1)	310,323	310,323	261,898	280,698	180,993	255,993	330,993	401,443	426,443	501,443	483,868	542,868	535,993	610,993	580,593	442,293
Total Recommended Reserve Contributions (Note 2)	0	40,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Less Anticipated Expenditures, By Year	0	(88,425)	(56,200)	(174,705)	0	0	(4,560)	(50,000)	0	(92,575)	(16,000)	(81,875)	0	(105,400)	(213,300)	(73,925)
Anticipated Reserves at Year End	\$310,323	261,898	280,698	180,993	255,993	330,993	401,443	426,443	501,443	483,868	542,868	535,993	610,993	580,593	442,293	443,368

(continued)

	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	443,368	332,618	399,618	319,718	394,718	469,718	398,093	456,893	512,343	579,343	544,343	506,443	506,443	506,443	337,993
Total Recommended Reserve Contributions	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Less Anticipated Expenditures, By Year	(185,750)	(8,000)	(154,900)	0	0	(146,625)	(16,200)	(19,550)	(8,000)	(110,000)	(112,900)	(243,450)	(60,000)	(68,000)	(121,150)
Anticipated Reserves at Year End	332,618	399,618	319,718	394,718	469,718	398,093	456,893	512,343	579,343	544,343	506,443	337,993	352,993	359,993	313,843

(NOTE 5)

Explanatory Notes:

- 1) Year 2010 starting reserves are as of October 1, 2010. FY 2011 starts October 1, 2010 and ends September 30, 2011.
- 2) 2011 is the first year of recommended contributions.
- 3) 0.0% is the estimated annual rate of return on invested reserves; 2010 is a partial year of interest earned.
- 4) Accumulated year 2040 ending reserves consider the age, size, overall condition and complexity of the property.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Request to Authorize Purchase of Ice Maker

The staff has advised that it would be useful if the kitchen had an ice maker. Supervisor Babik had located a source for good ice makers at less than half of the cost of retail purchased equipment.

Recommendation:

Management requests the authorization to purchase an ice maker not to exceed \$1,000.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

To: Board of Supervisors
From: District Manager, Peter Altman
Date: February 3, 2011
Re: Request to Consider Conversion to Electronic Meeting Books

Currently, the reproduction and mailing for all Supervisor meeting materials is conducted in a “hard copy” media format. Management proposes that the Board consider a more efficient and cost effective manner of meeting material presentation, review, and distribution. Rather than printing and mailing meeting materials, Management proposes that the District purchase each Supervisor “official” I Pads. The I Pads will be loaded with Adobe Acrobat Professional, allowing for the markup, annotation, and modification of .pdf documents, as well as the same transcription software used by Management to record and transcribe meeting minutes. The I Pads would be the sole repository of District records for each Supervisor, minimizing the potential for private records of Supervisors to be comingled with District records and therefore subject to public records request. Additionally, Management recommends the establishment of “official” Supervisor e-mail accounts rather than the utilization of private e-mail accounts. The desired end state of this initiative is a more efficient and timely delivery and access to meeting materials as well as easy access to records of procedure documents, without the necessity of requesting the documentation from Management. This proposal does not require immediate action but is presented to determine if there is willingness on behalf of the Board to consider this initiative.

Recommendations:

Management would like the Board to consider requesting a demonstration of the usefulness of an I Pad at a specific meeting at which point Management would be open to the idea of underwriting a portion of the costs associated with this initiative.

Lakeside Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2010



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 12/31/2010
(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash	8,268	0	0	0	8,268
Investments—Current	740,976	81,443	0	0	822,420
Prepaid Items	15,379	0	0	0	15,379
Due From Other Funds	0	76,633	0	0	76,633
Amount Available In Debt Service Fund	0	0	0	158,077	158,077
Amount To Be Provided Debt Service	0	0	0	1,846,923	1,846,923
Fixed Assets	0	0	7,606,752	0	7,606,752
Total Assets	764,624	158,077	7,606,752	2,005,000	10,534,452
Liabilities					
Accounts Payable	4,421	0	0	0	4,421
Accrued Expenses Payable	2,086	0	0	0	2,086
Due To Other Funds	76,633	0	0	0	76,633
Revenue Bonds Payable—Long Term	0	0	0	2,005,000	2,005,000
Total Liabilities	83,140	0	0	2,005,000	2,088,140
Fund Equity & Other Credits Contributed Capital					
Investment In General Fixed Assets	0	0	7,606,752	0	7,606,752
Fund Balance—Reserved	0	91,505	0	0	91,505
Fund Balance—Unreserved	339,667	0	0	0	339,667
Net Changes In Fund Balances For Year	341,816	66,572	0	0	408,388
Total Fund Equity & Other Credits Contributed Capital	681,483	158,077	7,606,752	0	8,446,312
Total Liabilities & Fund Equity	764,624	158,077	7,606,752	2,005,000	10,534,452

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2010 Through 12/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	481,679	(170,165)	(26.10)%
Interest Earnings				
Interest Earnings	750	389	(361)	(48.16)%
Other Miscellaneous Revenues				
Miscellaneous	0	1	1	0.00%
Clubhouse Rentals	1,000	662	(338)	(33.80)%
Activities	9,000	2,622	(6,378)	(70.86)%
Tennis Club	12,000	10,305	(1,695)	(14.12)%
Total Revenues	674,594	495,658	(178,936)	(26.52)%
Expenditures				
Legislative				
Supervisor Fees	9,000	2,000	7,000	77.77%
Financial & Administrative				
District Manager	45,500	11,375	34,125	74.99%
District Engineer	7,000	4,130	2,870	41.00%
Disclosure Report	1,000	1,000	0	0.00%
Trustees Fees	2,500	875	1,625	65.00%
Audit Fees	8,000	0	8,000	100.00%
Arbitrage Rebate Calculation	1,575	0	1,575	100.00%
Postage, Phone, Faxes, Copies	500	0	500	100.00%
Public Communications	500	108	392	78.40%
General Liability Insurance	6,000	1,223	4,777	79.62%
Legal Advertising	1,500	58	1,442	96.12%
Dues, Licenses & Fees	175	175	0	0.00%
Other Current Charges	1,200	107	1,093	91.10%
Legal Counsel				
District Counsel	12,000	52	11,948	99.56%
General Maintenance				
Personnel Services	144,598	36,150	108,448	74.99%
Roadway Maintenance	10,000	0	10,000	100.00%
Common Area Renewal & Replacement	12,500	361	12,139	97.11%
Street Lighting	16,000	523	15,477	96.73%
Lawn Service/Landscaping-Contractual	75,500	18,849	56,651	75.03%
Plant Replacement Program	10,000	2,693	7,307	73.07%
Irrigation Maintenance	2,500	549	1,952	78.06%
Lake Maintenance	11,000	2,598	8,402	76.38%
Lake Bank Restoration	10,000	0	10,000	100.00%
Entrance Feature - Electric	8,000	588	7,412	92.65%
Entrance Feature-Utilities/Water	6,500	50	6,450	99.23%

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2010 Through 12/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Entrance Feature - Repairs/Maint.	7,500	3,712	3,788	50.50%
Misc. Tools, Equipment & Supplies	3,000	122	2,878	95.92%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	6,652	12,348	64.99%
Clubhouse - Licenses/Fees	600	0	600	100.00%
Clubhouse - General Supplies	3,000	664	2,336	77.85%
Clubhouse - Maintenance	6,500	1,506	4,994	76.82%
Clubhouse - Renewal & Replacements	5,500	495	5,005	91.00%
Clubhouse - Office Supplies	3,500	665	2,835	80.98%
Clubhouse - Pest Control	900	150	750	83.33%
Clubhouse - Security	2,000	549	1,451	72.55%
Clubhouse - AED	500	0	500	100.00%
Clubhouse - Telephone & Internet	3,000	833	2,167	72.22%
Clubhouse - Exercise Equipment	7,000	0	7,000	100.00%
Clubhouse - Furniture	2,500	0	2,500	100.00%
Clubhouse - Janitorial Supplies	1,600	295	1,305	81.57%
Clubhouse - Improvements	6,000	9,249	(3,249)	(54.14)%
Clubhouse/Tennis - Electric	11,500	2,913	8,587	74.66%
Clubhouse - Gas	150	40	110	73.35%
Club/Pool - Waste Removal/Refuse	2,000	288	1,712	85.60%
Clubhouse/Pool - Water & Sewer	3,000	991	2,009	66.95%
Pool - Electric	20,000	4,535	15,465	77.32%
Pool - Furniture	2,600	0	2,600	100.00%
Pool - Maintenance	7,000	1,118	5,882	84.02%
Pool Resurfacing	30,000	23,500	6,500	21.66%
Hot Tub Chlorination	1,500	0	1,500	100.00%
Tennis Court - Maintenance	3,500	0	3,500	100.00%
Tennis Court - Programs	4,000	135	3,865	96.62%
Tennis Court - Water	6,200	2,859	3,341	53.89%
Other Expenses				
Property Taxes	45,000	0	45,000	100.00%
Property Insurance	9,500	1,882	7,618	80.18%
Tax Collector Fees	9,384	7,225	2,159	23.00%
Uninsurable Asset Reserve	44,112	0	44,112	100.00%
Total Expenditures	674,594	153,843	520,751	77.19%
Subtotal: Rev Over / (Under) Exp	0	341,816	341,816	0.00%
Total: Revenues Over / Under Expenditures	0	341,816	341,816	0.00%

Lakeside Plantation Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2010 Through 12/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,185	138,320	(48,865)	(26.10)%
Total Revenues	<u>187,185</u>	<u>138,320</u>	<u>(48,865)</u>	<u>(26.11)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	137,436	69,674	67,763	49.30%
Principal Payments	45,000	0	45,000	100.00%
Other Expenses				
Tax Collector Fees	4,749	2,075	2,674	56.31%
Total Expenditures	<u>187,185</u>	<u>71,749</u>	<u>115,437</u>	<u>61.67%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>66,572</u>	<u>66,572</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>66,572</u>	<u>66,572</u>	<u>0.00%</u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 12/31/2010
Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	23,647.93
Less Outstanding Checks/Vouchers	16,233.75
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	7,414.18
Balance Per Books	<u>7,414.18</u>
Unreconciled Difference	<u>0.00</u>

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

Reconciliation Date: 12/31/2010

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

Document Number	Document Date	Document Description	Document Amount	Payee
1810	5/15/2010	System Generated Check/Voucher	50.00	Mike Stewart
2085	12/9/2010	System Generated Check/Voucher	2,198.56	DMK Associates
2125	12/29/2010	System Generated Check/Voucher	120.00	Babe's Plumbing, Inc.
2126	12/29/2010	System Generated Check/Voucher	34.95	Charlotte County Safe and Lock
2127	12/29/2010	System Generated Check/Voucher	1,931.44	DMK Associates
2128	12/29/2010	System Generated Check/Voucher	65.74	Milan Fisher
2129	12/29/2010	System Generated Check/Voucher	202.98	Florida Power & Light Company
2130	12/29/2010	System Generated Check/Voucher	1,093.31	Florida Power & Light Company
2131	12/29/2010	System Generated Check/Voucher	1,896.30	Florida Power & Light Company
2133	12/29/2010	System Generated Check/Voucher	59.30	Home Depot Credit Services
2134	12/29/2010	System Generated Check/Voucher	102.88	In the Swim
2135	12/29/2010	System Generated Check/Voucher	866.00	Lake Masters Aquatic Weed Control, Inc.
2136	12/29/2010	System Generated Check/Voucher	122.37	Lowe's Business Acct/GEMB
2137	12/29/2010	System Generated Check/Voucher	476.60	Sparkle Brite Pool of North Port, LLC
2138	12/29/2010	System Generated Check/Voucher	119.55	Symbiont Service Corp.
2139	12/29/2010	System Generated Check/Voucher	6,881.00	Teai Lawn
2140	12/29/2010	System Generated Check/Voucher	12.77	TECO Peoples Gas
Outstanding Checks/Vouchers			16,233.75	



864-02-01-00 50368 30 C 001 24 55 004
LAKESIDE PLANTATION CDD
2002 N LOIS AVE STE 507
TAMPA FL 33607-2393

Your consolidated statement

For 12/31/2010

Contact us



BBT.com



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

BB&T Tax ChoiceSM Provides Two Convenient Options for Initiating Tax Payments

As a part of the Federal government's "Treasury Goes Green" initiative, effective January 1, 2011; clients making Treasury Tax and Loan coupon payments for employee withholding or other federal taxes will be required to make their payments electronically--by registering with the the U.S. Treasury Department's Electronic Federal Tax Payment System (EFTPS) and using one of the available options.

BB&T can help! We offer several options to our business clients to help make Federal and State tax payments. BB&T Tax Choice provides online access as well as touch-tone telephone access to make tax payments. We take the complex and make it simple while allowing you to keep your company information safe, secure and private.

To learn more about BB&T Tax Choice or about other options to make your Federal and State tax payments visit a BB&T financial center.

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
BASIC PUBLIC FUND CHECKING		23,647.93	page 1
PUBLIC FUND MONEY RATE SAVINGS		740,583.00	page 2
Total checking and money market savings accounts		\$764,230.93	



Checking and money market savings accounts

■ BASIC PUBLIC FUND CHECKING

____ Former Account Number

Account summary

Your previous balance as of 11/30/2010	\$8,200.24
Checks	- 102,721.76
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 118,169.45
Your new balance as of 12/31/2010	= \$23,647.93

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/01	1756	9,816.67	12/15	2082	269.63	12/14	2087	191.51
12/14	* 2079	150.00	12/16	2083	175.00	12/14	* 2089	1,124.32
12/20	2080	93.00	12/15	2084	2,095.00	12/13	2090	3,105.00
12/20	2081	64.19	12/14	* 2086	21.61	12/14	2091	25.00

continued

■ BASIC PUBLIC FUND CHECKING

Former Account Number

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/14	2092	59,612.27	12/13	2098	367.00	12/14	2104	30.60
12/16	2093	96.00	12/14	2099	354.17	12/14	2105	220.67
12/16	2094	1,762.57	12/13	2100	136.05	12/14	2106	859.92
12/16	2095	15.67	12/14	2101	162.72	12/20	2107	181.86
12/16	2096	557.37	12/16	2102	12.77	12/16	2108	6,025.00
12/17	2097	5,129.52	12/13	2103	250.00	12/31	2109	9,816.67
						Total checks	= \$102,721.76	

* indicates a skip in sequential check numbers above this item

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/01	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	12-01-10 6,000.00
12/13	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	12-13-10 80,000.00
12/13	DEPOSIT	1,169.45
12/15	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	12-15-10 6,000.00
12/31	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	12-31-10 25,000.00
Total deposits, credits and interest		= \$118,169.45

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 12/31/2010
Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	3,118.19
Less Outstanding Checks/Vouchers	2,763.97
Plus Deposits in Transit	300.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	654.22
Balance Per Books	<u>654.22</u>
Unreconciled Difference	<u>0.00</u>

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

Reconciliation Date: 12/31/2010
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>
2103	12/30/2010	Enter December 2010 Disbursements	54.00	Lee Ironworks, Inc.
2104	12/31/2010	Enter December 2010 Disbursements	107.97	Publix
2106	12/31/2010	Enter December 2010 Disbursements	1,200.00	Power Outage Continues
2107	12/31/2010	Enter December 2010 Disbursements	1,402.00	Whiskey Creek
Outstanding Checks/Vouchers			2,763.97	

Lakeside Plantation Community Development District
Reconcile Cash Accounts
Outstanding Deposits

Reconciliation Date: 12/31/2010
Cash Account: 10102 Cash-BB&T Activities A/C

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR035B	12/31/2010	Enter Cash Receipts	300.00
Outstanding Deposits				300.00



864-02-01-00 50368 6 C 001 29 55 004
LAKESIDE PLANTATION CDD
ACTIVITIES ACCT
2002 N LOIS AVE STE 507
TAMPA FL 33607-2393

Your account statement

For 12/31/2010

Contact us



BBT.com



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

BB&T Tax ChoiceSM Provides Two Convenient Options for Initiating Tax Payments

As a part of the Federal government's "Treasury Goes Green" initiative, effective January 1, 2011; clients making Treasury Tax and Loan coupon payments for employee withholding or other federal taxes will be required to make their payments electronically--by registering with the the U.S. Treasury Department's Electronic Federal Tax Payment System (EFTPS) and using one of the available options.

BB&T can help! We offer several options to our business clients to help make Federal and State tax payments. BB&T Tax Choice provides online access as well as touch-tone telephone access to make tax payments. We take the complex and make it simple while allowing you to keep your company information safe, secure and private.

To learn more about BB&T Tax Choice or about other options to make your Federal and State tax payments visit a BB&T financial center.

■ BASIC PUBLIC FUND CHECKING : _____ Former Account Number

Account summary

Your previous balance as of 11/30/2010	\$2,341.66
Checks	- 478.47
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,255.00
Your new balance as of 12/31/2010	= \$3,118.19

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
12/20	2092	6.92	12/09	2099	117.37	12/22	2101	103.67	
12/06	*2098	150.00	12/10	2100	90.68	12/24	2102	9.83	
								Total checks	= \$478.47

* Indicates a skip in sequential check numbers above this item

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/13	DEPOSIT	880.00
12/17	DEPOSIT	375.00
Total deposits, credits and interest		= \$1,255.00

Account summary

Your previous balance as of 11/30/2010	\$513,873.36
Checks	- 0.00
Other withdrawals, debits and service charges	- 117,000.00
Deposits, credits and interest	+ 343,709.64
Your new balance as of 12/31/2010	= \$740,583.00

Interest summary

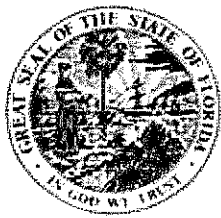
Interest paid this statement period	\$209.62
2010 interest paid year-to-date	\$1,706.23
Interest rate	0.35%
Annual percentage yield (APY) earned	0.35%

Other withdrawals, debits and service charges

DATE	DESCRIPTION		AMOUNT(\$)
12/01	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	12-01-10	6,000.00
12/13	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	12-13-10	80,000.00
12/15	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	12-15-10	6,000.00
12/31	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	12-31-10	25,000.00
Total other withdrawals, debits and service charges			= \$117,000.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/08	TAX DIST SARASOTA CO TAX LAKESIDE PLANTATION	321,495.25
12/30	TAX DIST SARASOTA CO TAX LAKESIDE PLANTATION	22,004.77
12/31	INTEREST PAYMENT	209.62
Total deposits, credits and interest		= \$343,709.64



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
FROM 12/1/2010 TO 12/31/2010
LGIP
 (formerly known as LGIP-A)
AGENCY ACCOUNT

LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT DISTRICT
 2002 N LOIS AVE STE 507
 TAMPA, FL 33607

Participant Return: 0.27 %

Date	Transaction Type	Description	Amount	Balance
12/1/2010	BEGINNING BALANCE			110.22
12/7/2010	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	3.22	113.44
12/22/2010	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	16.66	130.10
12/31/2010	EARNED INCOME	INTEREST	0.03	130.13
Totals:			19.91	130.13

JAN - 2011

263.17*

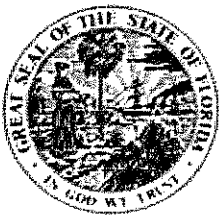
130.13*

0.02

393.30*

Fund B statements will be mailed separately by mid-month.

For questions regarding your statement, please call (850) 488-7311 or Suncom # 278-7311



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
 PARTICIPANT STATEMENT OF ACCOUNT
 FROM 1/1/2010 TO 12/31/2010
FUND B
 (formerly known as LGIP-B)
AGENCY ACCOUNT

LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT DISTRICT
 2002 N LOIS AVE STE 507
 TAMPA, FL 33607

Date	Transaction Type	Description	Amount	Balance
1/1/2010	BEGINNING BALANCE			361.02
1/7/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(25.20)	335.82
2/5/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(6.21)	329.61
3/5/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.42)	325.19
4/7/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.02)	321.17
5/6/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.20)	315.97
6/4/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(9.94)	306.03
7/8/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(6.10)	299.93
8/5/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.82)	295.11
9/7/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.06)	291.05
10/6/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.11)	286.94
11/4/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.89)	283.05
12/7/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.22)	279.83
12/22/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(16.66)	263.17
12/31/2010	PRINCIPAL BALANCE		<u>(97.85)</u>	<u>263.17</u>

% of Ownership: 0.00007243%
 Ending NAV Balance: * 204.98
 Unrealized Gain (Loss): (58.19)



BY:

DISCLOSURE

Total NAV Fund B: 283,013,138.43
 Reserve Account: 0.00
 Total NAV for Participants: 283,013,138.43

* 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.

Lakeside Plantation Community Development District

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 12/1/2010 Through 12/31/2010

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
1726	12/31/2010	David Polk	Supervisor Fee Meeting 2/25/10	(200.00) VOID OLD CHECK
1756	12/1/2010	District Management Services, LLC	December Management Services & Semi Monthly	9,816.67
1878	12/31/2010	David Polk	Supervisor Fee Meeting 6/24/10	(200.00) VOID OLD CHECKS
2079	12/31/2010	David Polk	Supervisor Fees Meeting 2/11/10	(200.00) VOID OLD CHECKS
2080	12/9/2010	A-1 Superior Pest Control, Inc.	Pest Control Services	150.00
2081	12/9/2010	ADP, Inc.	W2s/1099 ADP 10/Qkh	93.00
2082	12/9/2010	James Balfuto	Reim for Parts for Computer Repair	64.19
2083	12/9/2010	Comcast Communications	Cable/Internet Service 11/24-12/23	269.63
2084	12/9/2010	Culligan Water Conditioning of No...	Drinking Cups, Water Delivery	175.00
		Currie Tree & Landscape, LLC	Install 3 live Oak 4 Wax myrtles 1YD Mulch	835.00
		Currie Tree & Landscape, LLC	Prep for Installation of Aprx 3600 Bahia Sod	1,260.00
2085	12/9/2010	DMK Associates	Professional Services 07-0117 thru 11/12/10	2,198.56
2086	12/9/2010	Fedex Express	Fed Ex Shipping	21.61
2087	12/9/2010	Florida Power & Light Company	Electric Service 10/22-11/22	191.51
2088	12/9/2010	Florida Power & Light Company	Electric Service 10/22-11/22	0.00
2089	12/9/2010	Florida Power & Light Company	Electric Service 10/22-11/22	1,124.32
2090	12/9/2010	Florida Municipal Insurance Trust	Second Installment FMIT#0906	3,105.00
2091	12/9/2010	H&H Signs, Inc.	Blank Custom cut Material Bond	25.00
2092	12/9/2010	Lakeside Plantation CDD	Series 200DS Account 6753360	59,612.27
2093	12/9/2010	North Port Solid Waste District	3 Auto Containers	96.00
2094	12/9/2010	North Port Utilities	Water Services 10/21-11/19	1,762.57
2095	12/9/2010	North Port Utilities	Water Service 10/21/10-11/19/10	15.67
2096	12/9/2010	North Port Utilities	Water Service 10/21-11/19	557.37
2097	12/9/2010	Pro Audio Services	Add Customer Wireless Mics	150.00
		Pro Audio Services	Wireless Mic's Audio, Mixer and external interfacing equip.	4,979.52
2098	12/9/2010	Rapid Security Solutions, LLC	Vidoe System Surveillance	367.00
2099	12/9/2010	Sam's Club	Plates, Food Event Supplies	354.17
2100	12/9/2010	Sparkle Brite Pool of North Port, ...	Chlorine Floating Thermo AAA De Filter Acid	136.05
2101	12/9/2010	Staples Credit Plan	Office Supplies Including Water	162.72

Lakeside Plantation Community Development District

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 12/1/2010 Through 12/31/2010

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2102	12/9/2010	TECO Peoples Gas	Gas Service to 11/15	12.77
2103	12/9/2010	Valley Painting LLC	Painting Prime Finish Chalk Board	250.00
2104	12/9/2010	Venice Gondolier Sun	Legal Advert	30.60
2105	12/9/2010	Wal-Mart Community	Food Supplies Events	220.67
2106	12/9/2010	Florida Power & Light Company	Electric 10/22-11/22	859.92
2107	12/9/2010	Wal-Mart Community	Food, Supplies, for Events	181.86
2108	12/15/2010	District Management Services, LLC	Semi Monthly Staffing Program	6,025.00
2125	12/29/2010	Babe's Plumbing, Inc.	Repair Failed backflow Preventer -Clubhouse	120.00
2126	12/29/2010	Charlotte County Safe and Lock	K W 1-Leverset 12/21	34.95
2127	12/29/2010	DMK Associates	Prof. Services through 12/17	1,931.44
2128	12/29/2010	Milan M. Fiser	Kids Tennis Carnival 11/13/10	65.74
2129	12/29/2010	Florida Power & Light Company	Electric Service 11/22-12/22/10	202.98
2130	12/29/2010	Florida Power & Light Company	Electric Service 11/22-12/22/10	1,093.31
2131	12/29/2010	Florida Power & Light Company	Electric Service 11/22-12/22/10	1,896.30
2132	12/29/2010	Florida Municipal Insurance Trust	Second Installment FMIT#0906	0.00
2133	12/29/2010	Home Depot Credit Services	Husky Bags, Insect Spray & Misc. Hardware	59.30
2134	12/29/2010	In the Swim	Pool Signs-Pool Closed & No Food or Beverage	102.88
2135	12/29/2010	Lake Masters Aquatic Weed Contr...	Monthly Service Treatment	866.00
2136	12/29/2010	Lowe's Business Acct/GEMB	Misc. Supplies 12/16	122.37
2137	12/29/2010	Sparkle Brite Pool of North Port, ...	Chlorine & Supplies	476.60
2138	12/29/2010	Symbiont Service Corp.	Replace Bard Braker	119.55
2139	12/29/2010	Teal Lawn	Deliver and install plants 50 bulbine, 8 fountains,70 impati	598.00
2140	12/29/2010	Teal Lawn	Landscape Maint. December	6,283.00
	12/29/2010	TECO Peoples Gas	Proprane Gas Service to 12/15	12.77
Report Total				108,488.84

Lakeside Plantation Community Development District

Check/Voucher Register - Check Register - Activities

10102 - Cash-BB&T Activities A/C

From 12/1/2010 Through 12/31/2010

Check Number	Check Date	Vendor Name	Transaction Description	Check Amount
2099	12/8/2010	Bella Napoli	Pizza Night	117.37
2100	12/7/2010	Sandy Bock	New Year - candles/t-cloths	90.68
2101	12/15/2010	Sandy Bock	Table cloths for events etc.	103.67
2102	12/20/2010	Richard Terpstra	Event expenses	9.83
2103	12/30/2010	Lee Ironworks, Inc.	Aluminum decorative bracket	54.00
2104	12/31/2010	Publix	Desserts - New Year's Eve	107.97
2106	12/31/2010	Power Outage Continues	New Year's Eve - Entertainment	1,200.00
2107	12/31/2010	Whiskey Creek	Food - New Year's Eve	1,402.00
Report Total				3,085.52

Lakeside Plantation CDD
 Profit & Loss by Job
 December 2010

	December Attendance:	Pizza Nite	Breakfast with Santa	Wine & Cheese	New Years	TOTAL
Ordinary Income/Expense						
Income						
Attendance:	23	67	36	60		
Other Income	55.00	0.00	0.00	1,500.00		1,555.00
Total Income	55.00	0.00	0.00	1,500.00		1,555.00
Gross Profit	55.00		0.00	1,500.00		1,555.00
Expense						
Expenses						
Entertainment				1,200.00		1,200.00
Food	117.37	97.78	81.91	1,567.45		1,864.51
Misc. Supplies			-	162.95		162.95
Rent Expense				470.50		470.50
Total Expenses	117.37	97.78	81.91	3,400.90		3,697.96
Total Expense	117.37	97.78	81.91	3,400.90		3,697.96
Net Ordinary Income	(62.37)	(97.78)	(81.91)	(1,900.90)		(2,142.96)
Net Income	(62.37)	(97.78)	(81.91)	(1,900.90)		(2,142.96)

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 PA	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 PA	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

< 80,000
2,005,000

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

To: Board of Supervisors
From: Assistant District Manager, Peter Altman
Date: February 3, 2011
Re: District Manager's Report

Over the past few months, Management has made the necessary changes to the banking documentation to authorize Jane Gallo as a signer on the District's bank accounts.

As a result of the new composition of the Board of Supervisors, we have received some inquiries related to the District's operations and management. As an example we received an invoice from the District's legal counsel regarding time spent with a District Supervisor. A copy of the invoice is attached to this memo. It has been the District's policy that all legal inquiries are cleared by the District Managers before they are made in order to qualify for payment. It is our hope that the management of the District is truly a team effort, however, due to the constraints of Florida's Sunshine Law, the Board must act to designate individual Board members to work with management on specific issues so that two Board members are not put in an uncomfortable position of participating in decision making outside of the CDD Board meeting setting. Supervisors' opinions and suggestions are welcome and may be acted upon by the Management Company if the required action is within the spending authority of the Manager. In an effort to solidify the expectations of the Board collectively, we have discussed with the Chair the idea of collecting each Board member's list of priorities and action items. We would like each Board member to submit their ideas and priorities to District Management over the next few weeks so that we can combine them into one list and place them on next month's agenda. The Board will be asked to confirm and prioritize its business so that we can schedule efforts and future meetings accordingly.

Each month we will list, for the Board, outstanding items in our Manager's report with updates on the status of those items. This month's status report follows:

- Update on Road Paving, Villas and Carriage Homes – This project is set to begin before the meeting on February 10, 2011 and should be completed by February 13, 2011. Staff will spread the word to the neighborhood so they will expect the construction activity.
- Update on Landscape Enhancement Plan with Teal - Work is expected to begin two weeks after February 15, 2011 when the threat has passed. City approval is pending
- We have not moved forward yet on providing recommendations from the District's designated design advisor for further renovations to the clubhouse.
- Normal repairs, as well as recommended equipment purchases, are identified on the attached list. In the future we will expand on this reporting to identify items which have been completed and to solicit the Board's approval of staff recommended furniture equipment and supplies.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

- Employee management is the responsibility of DMS as all of the amenity staff are DMS employees. We are currently reviewing the performance of all of our employees as they are now entering their second year of service for us. We would request input be given to us from all Board Members regarding your observations and opinions so that we may include your thoughts in our review and goal setting exercises. While we did receive a request for job descriptions for the employees, we respectfully request the Board understand that they are private employees and we would prefer to focus the Board's review function on the actual performance of the group as a whole.

In summary, we are pleased with the support that we have received from all of the Board Members hopeful that an active effort will continue to focus our attention on making the policy decisions which are important to the District's future appearance and function in serving the needs and expectations of the community at large.

SHUMAKER, LOOP & KENDRICK, LLP
240 SOUTH PINEAPPLE AVENUE
P.O. BOX 49948
SARASOTA, FLORIDA 34230-6948

(941) 366-6660

FEDERAL TAX NO. 34-4439491

January 12, 2011

Billed through 12-31-10

Bill number 259593

I.D. L00243-132188 JSR

Lakeside Plantation Community Development District
Attn: Chairman
2200 Plantation Blvd.
North Port, FL 34289

RE: General Representation

Previous Balance	1,032.04
Advance Deposit Applied	<980.04>
Balance Forward	52.00
Current Fees	208.00
Total Due for this Bill	208.00
Total Due for this Matter	\$ 260.00

**** PLEASE REMIT THIS PAGE WITH YOUR PAYMENT ****

PAYMENT DUE WITHIN 30 DAYS.

Invoices remaining unpaid 30 days after date of invoice will be charged a late payment charge of 1.5% per month.

SHUMAKER, LOOP & KENDRICK, LLP

Bill number 259593

Page 2

Lakeside Plantation Community Development District
Re: General Representation

I.D. L00243-132188 JSR

FOR PROFESSIONAL SERVICES RENDERED

DATE	ATTY DESCRIPTION OF SERVICES	HOURS	RATE/HR	AMOUNT
12-02-10	JAC Telephone conversations with P. Durham regarding cancellation of Board meeting, quorum issues, and strategy discussions; review Chapter 190; office conference with J. Russell regarding cancellation of Board meeting, quorum issues, and strategy discussions.	0.80	260.00	208.00
Total Fees for this Matter		0.80 hrs	\$	208.00

BILLING SUMMARY

Jason A. Collier	JAC	0.80 hrs	\$ 260.00 /hr	208.00
TOTAL FEES				208.00
TOTAL CHARGES FOR THIS BILL				208.00
TOTAL DUE FOR THIS BILL				208.00
BALANCE FORWARD				52.00
TOTAL DUE FOR THIS MATTER			\$	260.00

DASHBOARD

	<u>Location</u>	<u>Item</u>	<u>Type</u>	<u>Cost</u>
1	Tennis Courts	Fencing	Replacement	Not received yet
2	Outdoors	Trash can holders	Replacement	\$850.00
3	Pool	Re-strap Lounges	Repair replace	\$900.00
4	Lake Bank	Washout	repair	Not received yet
5	Billiard Room	Ping pong (table top)	New item	\$250.00
6	Great Room	Furniture	Reupholster (new foam)	\$2,500.00
7	Exercise Room	Equipment (elliptical & dumbbells)	Replace (possible shoulder machine)	\$5,000.00
8	Tennis Court	Bench	New item	\$1,820.00
9	Picnic Area	Path lighting (new assemblies)	Replace	\$1,950.00
10	Pool	Chlorinator (hot tub)	Upgrade	\$1,250.00

To: Peter Altman
From: Laura West
Date: 1/27/2011
Re: Amenities Report

Beginning with the month of February, you will find a number of new activities being held at the Clubhouse. We are delighted to welcome our own Quilting Club gathering every other Thursday 1:00 pm at the Clubhouse. A group has started playing Mexican train, on Wednesdays at 1:00 pm and already has 18 participants. The Water Color Paint classes are continuing to grow with each class January 31st, 11 beginning painters attended the class directed by our resident artist Joan Overholser. Classes will be held in February on Monday's from 2-4 pm and supply lists are available in the CDD Office. The Lakeside Craft Club is meeting every other Thursday at 1:00 pm in the Clubhouse. In February the Club will be working on Teddy Bears. The Craft Club has a number of upcoming activities and is very excited about their growing numbers of participants. We also offer an array of activities from Water aerobics Monday through Friday at 9:30 am,

Special events, such as Valentine's Day Dinner and dance, Wine & Cheese and the Murder Mystery provide a special opportunity for all to spend time with family, friends and neighbors. Excitement is building for the Valentine's Dinner Dance with 30 couple already signed up with prime rib as the popular food choice and "Can I have this Dance?" has been the favorite song of choice. If you wish to host an event please feel free to stop by the Amenities Office to discuss and place on the upcoming calendar.

In January we welcomed back a number of our part-time residents and worked on gearing activities to allow friends to be reacquainted and new friendships to be made by offering a variety of activities. The community garage sale provided the opportunity for all to part with items needed by others. Over 150 vehicles came to Lakeside to purchase community treasures. The tour to Little Salt Spring provided a vast amount of history and archaeology of North Port. 41 Tennis Club members attended the Social on the 29th of January. The stories, food and personal experiences amongst team members, made this event a night to remember. It is our goal to maintain a well –rounded, healthy environment surrounded with events to share and enjoy with members of our community.

Comcast installed three converter boxes on the televisions at the Clubhouse. One was installed in the Great Room, library and fitness room. These were required by the government to keep a number of channels which would have been lost after Comcast completed changes in their system. The CDD had cushions re-upholstered in the fitness room on the body sol (dip and leg lift machine) to provide more comfort while exercising.

