

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
DESIGN WORKSHOP FOR COMMUNITY ENTRANCE FEATURES  
FOLLOWED BY  
BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 14, 2011**

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
APRIL 14, 2011  
6:00 p.m. WORKSHOP  
7:00 REGULAR MEETING**

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

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

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

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

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

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

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

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

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

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

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

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

Dear Board Members:

The Public Workshop of the Lakeside Plantation Community Development District will be held on **Thursday, April 14, 2011 at 6:00 p.m.**, EST at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. Included below is the agenda:

- 6:00 PM**      **1. Introduction of Attendees**
- A. Description of Entry Feature Options
  - B. Review of Resident Survey Results and Solicitation of Comments
  - C. Review of Pros and Cons of Options to Include Relative Costs of Options
  - D. Summary and Consensus and Close Workshop

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Thursday, April 14, 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
- 7:20 PM**      **2. Business Administration**
- A. Consideration of Minutes of Board of Supervisors Meeting on March 11, 2011 ..... Tab 1
- 7:30 PM**      **3. Old Business**
- A. Consideration of Design Strategy for Entry Feature and Signage ..... Tab 2
  - B. Review of District Rules and Procedures ..... Tab 3
  - C. Discussion of Fees and Setting Public Hearing to Consider Modification Fees ..... Tab 4
- 8:30 PM**      **4. Business Items**
- A. Discussion of Board Members Participation in Oversight of Operations and Activities ..... Tab 5
  - B. Discussion of Billiard and Exercise Room Usage ..... Tab 6
- 8:50 PM**      **5. Staff Reports**
- A. District Counsel
  - B. District Engineer ..... Tab 7
  - C. District Manager
    - 1. Financial Statements Period Ending February 28, 2011 ..... Tab 8
    - 2. District Manager’s Report ..... Tab 9
- 9:00 PM**      **6. Supervisor Comments and Requests**
- Bob Babik
  - Judy Cabrera
  - Bill Capozzi – Golf Cart Update
  - Patricia Durham
  - Jane Gallo
- 9:15 PM**      **7. Audience Comments on Non Agenda Items**
- 9:20 PM**      **8. Ajournement**

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**

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March 10, 2011 Minutes of Meeting

**Minutes of Regular Board of Supervisors Meeting**

The regular meeting of the Lakeside Plantation Community Development District was held on Thursday, **March 10, 2011 at 6:00 p.m.**, at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

**1. Call to Order**

Mr. Altman called the regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Thursday, March 10, 2011 at 6:00 p.m.

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

Board Members Present and constituting a quorum:

Jane Gallo	Chairman
Bill Capozzi	Vice-Chair
Bob Babik	Assistant Secretary
Judy Cabrera	Assistant Secretary
Patricia Durham	Assistant Secretary

Staff members present:

Peter Altman	District Manager, District Management Services, LLC
Brian Lamb	District Manager, District Management Services, LLC

Audience:

John Vericker	District Council
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**2. Business Administration**

**A. Consideration of Minutes of Board of Supervisors Meeting on January 13, 2011 (Tab 1)**

The Board reviewed and suggested corrections which were shown in bold. District Manager Altman noted that in the minutes of January 13<sup>th</sup>, at line 224, page 6, in the motion regarding the acceptance of the legal opinion from Andy Cohen on the Bobcat Trail, that the person who made the motion as well as the person who seconded it were not audible on the tape. Mr. Altman suggested the approval of the minutes be tabled until the tape can be listened to again more closely to see if this information can be discerned.

Supervisor Durham commented on the January 13<sup>th</sup> minutes at line 130, which noted the result of the Board's vote on their motion to retain the current District Counsel for ninety days was that it passed. She stated that the result of "Passed" should read "Failed" since the vote was noted as being 2 to 3. Mr. Altman asked if the Board agreed that this change was correct.

Mr. Altman asked the Board if they could approve these minutes as recommended pending the confirmation of the names of the makers of the motion about the previously discussed legal opinion concerning the Bobcat Trail and that if this information wasn't found, then this reference to that motion would have to be removed from the January 13<sup>th</sup> minutes.

51  
52 Supervisor Durham commented that at line 256, which states that she had raised a number of issues  
53 regarding policy and procedures which she had stated needed to be addressed in the near future but  
54 had not itemized the issues, and requested that these issues be itemized for future reference. Mr.  
55 Altman noted that these issues could be researched from the tape and proposed that if the Board was  
56 so inclined to approve these minutes as corrected, pending the addition of the detail requested by  
57 Supervisor Durham.  
58

59 (0:06:35)

MOTION TO:	Approve the Minutes of January 13, 2011 as corrected; pending confirmation of corrections.
MADE BY:	Supervisor <b>Durham</b>
SECONDED BY:	Supervisor <b>Gallo</b>
DISCUSSION:	None further
RESULT:	5/0 motion PASSED

67  
68 **B. Consideration of Minutes of Board of Supervisors Meeting on February 10, 2011 (Tab 2)**  
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70 Mr. Altman then presented the Minutes of February 10, 2011, to the Board for discussion, he noted  
71 some of the edits made and noted in bold. **Supervisor Durham** commented about line 331 on page  
72 8 of the minutes, which referenced Supervisor Capozzi questioning Mr. Altman in that meeting  
73 about whether DMS had approved any Supervisor going to the then current attorney and that Mr.  
74 Altman had replied "no".  
75

76 **Supervisor Durham** noted that she had a discussion with Mr. Altman and that he hadn't said yes or  
77 no. Mr. Altman then commented on his understanding of the context of this conversation with  
78 **Supervisor Durham** that he did not, in the context of the Board's approval process, approve of the  
79 payment to the attorney.  
80

81 Mr. Altman proposed to the Board that a motion could be made to approve the February 10<sup>th</sup>  
82 minutes, subject to verifying the accuracy of the minutes on this issue, and that this discussion could  
83 be rephrased if required and added to the record to clarify it.  
84

85 (00:13:39)

MOTION TO:	Approve the Minutes of February 10, 2011 subject to the corrections, as noted, for line 331, pending confirmation of corrections.
MADE BY:	Chairman Gallo
SECONDED BY:	Supervisor Durham
DISCUSSION:	None further
RESULT:	5/0 motion PASSED

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**3. Old Business**

**A. Consideration of Design Strategy for Entry Feature and Signage (Tab 3)**

District Manager Altman asked the Board if they wanted to move forward on this item to develop some options. After a short discussion, the following motion was proposed:

(0:31:41)

MOTION TO:	Allocate \$2,500 to hire JAH Architects to provide conceptual designs for the Board
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Cabrera
DISCUSSION:	Supervisor Capozzi recommended the staff will incorporate all the information they have, such as the questionnaires, and the past signage information to be part of the presentation to the architect.
RESULT:	5/0 motion PASSED

After the passing of the motion, the District Manager clarified that there would be a minimum of three options to be produced from the architect with an option showing water and one without water.

**B. Update on Standard Pacific Engineering Inspection and Acceptance of Roads (Tab 4)**

Mr. Altman introduced this issue to the Board, asking for any audience comments, and introduced the new District Counsel, Mr. John Vericker. Mr. Veriker then addressed the Board about the roads stating that the district Engineer had inspected the work on the roads and identified a number of issues, such as, at 1145 Jonah, which had about sixty linear feet with a washboard appearance, between 1220 and 1225 Jonah, the roller scraped the pavement, poor drainage in Felicity Place cul-de-sac and the engineer also reported that he was not provided a compaction test of the bases or sub-bases, and did not find that any asphalt cores were taken which is a standard engineering test. Mr. Veriker stated that Standard Pacific provided a rebuttal, and stated their reactions were that these issues were cosmetic issues and some of which they thought would go away. He stated that they cited Florida Department of Transportation (“FDOT”) standards that provided that if a puddle evaporated in 48 hours, then this was sufficient for a highway. He also stated that Standard Pacific did not want to purchase a maintenance bond, but they were willing to sign an advanced asphalt warranty to the District and they would agree to repair any damage to some of the lots. He stated that their advanced asphalt warranty began on December 10, 2010, it’s a two year policy which expires on December 10, 2012. He also stated that he saw, in the file, a request for the CDD to approve a general release, which he stated he has never seen done in the creation of roads, and he stated that his first advice would be not to approve this general release. Mr. Veriker stated that he consulted the attorney for Standard Pacific and stated that this attorney stated that Standard Pacific didn’t want to spend any more money on the community. Mr. Veriker also stated that the Board might want to ask their Engineer to provide a cost estimate to do a core test so the Board could determine a cost benefit for accepting the roads. Mr. Veriker states that his first question is: would the Board be interested in accepting the roads? He wants to know this before he gets into the rest of the analysis.

Supervisor Capozzi commented that because of the high sand mixture, he didn’t feel there would be a lot of pavement there in two years’ time and that was why they had recommended the maintenance bond, also that he hadn’t seen any documentation for the CDD to take over the ownership of the street. Mr. Veriker did see a see a deed in the documents he reviewed. He asked whether the CDD is the proper

142 entity to take title of the roads. He asked for the Board's guidance, stating that there hadn't been a  
143 written conveyance instrument. He asked whether the Board wanted him to proceed to obtain a proposal  
144 on a maintenance bond.  
145

146 Mr. Veriker discussed that one to two years warranty is customary. Mr. Altman inquired whether a  
147 specific assessment would need to be done in order to do the roadwork in a certain community. Mr.  
148 Veriker stated that it would be hard to break that down.  
149

150 An unidentified male member of the audience addressed the Board, identifying himself as a Board  
151 Member of the Towns area, and commented that he had walked the inspection with the engineer, and  
152 stated that the gouge in the road and the other items were bad construction, not cosmetic, and it would not  
153 go away and needed to be fixed.  
154

155 Mr. Altman asked if the Board would provide guidance to Mr. Veriker.  
156

157 Mr. Veriker proposed a motion with the Board, stating that he understood that he would propose the  
158 directive to Standard Pacific's attorney:  
159

- 160 1. Draw up a conveyance offer in which Standard Pacific repairs the items listed by the  
161 Engineer's report;
- 162 2. Get the 2 yr maintenance bond dated from the date of conveyance;
- 163 3. Standard Pacific to accept a future obligation to repair the construction damage; and,
- 164 4. Get the warranty assigned.  
165

166  
167 The Board confirmed these items and the following motion was proposed:  
168  
169

(00:59:17)

170 MOTION TO:	Direct District Counsel, John Veriker, to propose the
171	following to Standard Pacific's attorney:
172	1. Draw up a conveyance offer in which Standard Pacific
173	repairs the items listed by the District's Engineer's
174	report;
175	2. Standard Pacific's two year maintenance bond dated
176	from the date of conveyance; and,
177	3. Standard Pacific to accept a future obligation to repair
178	the construction damage.
179	
180 MADE BY:	Supervisor Capozzi
181 SECONDED BY:	Supervisor Babik
182 DISCUSSION:	None further
183 RESULT:	5/0 motion PASSED

184  
185 **C. Update on Median Planting (Tab 5)**

186 District Manager Altman introduced this issue and Supervisor Durham discussed the charges made for the  
187 planting. Mr. Altman stated that he'll bring the allocation information to the Board. The report doesn't  
188 require action.  
189

190  
191 **D. Review of Access Card System Installation and Policy (Tab 6)**

192 Mr. Altman informed the Board that the Access Card System equipment is on order, should be arriving in  
193 approximately six weeks and the per card cost didn't include the name of the District. The District would  
194 purchase 5,000 cards to include the name of the District. The Access Cards were ordered and production  
195 is under way. Mr. Altman commented that the Board will need Mr. Veriker's involvement in the setting  
196 of fees and the public hearing process.  
197

198 Mr. Capozzi recommended that for more than the two cards issued there would be a charge of \$10 a piece  
199 for each card and a refundable deposit charged for a guest card. The fee structure was discussed by the  
200 Board and the following motion was proposed:  
201

202 (01:12:26)

MOTION TO:	Direct the staff to provide the list of fees and to include those recommendations by Mr. Capozzi.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Babik
DISCUSSION:	None further
RESULT:	5/0 motion PASSED

210  
211 **4. Business Items**

212 **A. Review of Future Meeting Schedule and Budget Process (Tab 7)**

213 District Manager Altman presented this issue for the Board's consideration, and discusses potential dates  
214 for the Budget workshop. Supervisor Capozzi discusses the statutory time frame for the budget meeting.  
215 A discussion ensues about the Board having appropriate time to consider the budget items. No action was  
216 taken by the Board.  
217

218 **B. Discussion of Office Hours and Employee Update (Tab 8)**

219 Mr. Altman presented this issue for the Board for their consideration. Supervisor Durham requested the  
220 job descriptions for these employees so they could better determine the office hours. Supervisor Durham  
221 stated that she didn't feel the Community was being well served by the staff, that there should be more  
222 activity options. Mr. Altman asked that this issue be placed upon next month's agenda. The Board  
223 discussed the compensation for the employees and Mr. Veriker informed the Board that unless the District  
224 hires the employee, they won't know how much compensation the employees are getting. Brian Lamb  
225 stated to the Board that DMS manages the employees and assumed the liability for them. A supervisor  
226 asked whether they could have an individual that schedules activities.  
227

228 **5. Staff Reports**

229 **A. District Counsel**

230 None.  
231

232 **B. District Engineer**  
233 None.

234  
235 **C. District Manager**

236 **1. Financial Statements Period Ending January 31, 2011 (Tab 9)**

237 A supervisor asked about checks that were not cashed and it was explained that they had been placed in a  
238 desk drawer and not cashed, as a result, new checks were issued.

239  
240 **2. District Manager's Report (Tab 10)**

241 Mr. Altman stated that DMS is trying to make monthly improvements to the services delivered.

242  
243  
244 **6. Supervisor Comments and Request**

245 Bob Babik – Provided a report on the paving project.

246 Judy Cabrera – Reported on a petition for weed control on Peach Circle.

247 Bill Capozzi – Provided a golf cart update.

248 Patricia Durham – Discussed the legalities of the December meeting, that it was a meeting  
249 was in compliance with the Sunshine Law.

250 Jane Gallo- Remarked on the new ice-maker and that Bob Babik had installed it for free.

251  
252 **7. Audience Comments on Non-Agenda Items**

253 A resident discussed the crowding of the pool facilities and the clubhouse.

254 A resident discussed the condition of the exercise room equipment and stated that it had been in cracked,  
255 poor condition for at least a year that she's aware of. She also discussed an alligator in a residential pond  
256 and the public contact with it and asked that the management company send out a letter advising the  
257 residents about Florida Law regarding not disturbing alligators. She further stated there was a problem  
258 with dogs being allowed to roam free making it bothersome to be able to walk dogs that are on a leash;  
259 she also noted that some owners had not been picking up after their dogs.

260  
261 Another resident spoke about inappropriate behavior going on in public spaces and asked that this become  
262 an agenda item. She also discussed the policy of the Board to pay the attorney fees for individual  
263 Supervisor's questions with Mr. Altman.

264  
265 **8. Adjournment**

266  
267 The following motion was then proposed:

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269 (02:16:53)

270	MOTION TO:	Adjourn the meeting of the Board of Supervisors for
271		Lakeside Plantation CDD for March 10, 2011
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273	MADE BY:	Supervisor Capozzi
274	SECONDED BY:	Supervisor Babik
275	DISCUSSION:	None further
276	RESULT:	Called to Vote: motion PASSED
277		5/0 - Motion passed unanimously

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

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**Printed Name**

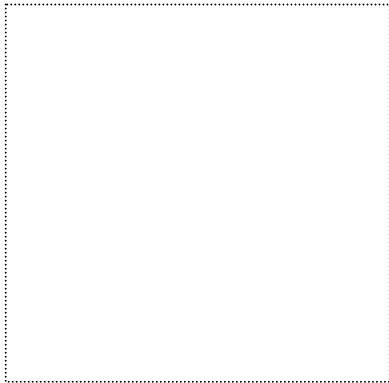
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**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

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*Date*

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

**Date: April 14, 2011**

**To: Lakeside Plantation Board**

**From: Peter Altman**

**Re: Design Strategy for Entry Feature and Signage**

This item will allow the Board to provide direction on the next step towards making improvements to the front entrance of the community. We have attached the results of the resident survey for your review and discussion which can supplement the feedback received from residents directly at the workshops. If the Board selects one of the options presented and wishes for further design efforts, then action to authorize additional work is requested.

# LAKESIDE PLANTATION - FRONT ENTRANCE RESIDENT SURVEY MARCH 2011

<u>Results</u>		<u>Front Entrance Wish List</u>
12.24%	8.55%	1. Rebuild present fountains (would cost \$85,000)
4.08%	8.55%	2. New fountains with landscaping
14.29%	19.08%	3. Water feature with landscaping
17.35%	17.11%	4. Keep fountains as planter
18.37%	22.37%	5. Landscaping only
33.67%	24.34%	6. Small water feature in center (where sign is now) with walls on each side
Calculated with #1 choice only	Calculated with top 2 choices	

<u>Results</u>	<u>Where to place new sign:</u>
21.64%	1. Center (as it is now)
45.36%	2. On each side (letters on wall)
32.98%	3. No response

<u>Results</u>	<u>How much are you willing to spend with no increase in assessments?</u>
25.77%	A. \$85,000 - \$90,000
19.59%	B. \$90,000 - \$100,000
11.34%	C. \$100,000 - \$110,000
24.74%	D. None of the above
18.56%	E. No Response

<u>Results</u>	<u>Do you still want fountains if we can only run them 4 -6 hours per day?</u>
10.68%	A. Yes
24.27%	B. No
65.05%	C. No response

## Other Comments

1. Improve lighting
2. Doesn't want the board to vote on this until snowbird residence come back in the fall.
3. Purchase land out front to protect our community from future unknown buyers.
4. No water (was written by many residents).
5. Go to local college's graphic arts department. They will make a quality project w/ brass letters
6. We don't need a fountain. We need more parking and more landscaping
7. Survey did not provide enough information for me to make a proper choice
8. Be sure to only accept bids in the tri-county area
9. We should have an attractive entrance to attract buyers to community
10. Don't waste water. It is a valuable resource to man.
11. Make sure you recycle the water if we have a water feature
12. A fountain definitely adds to the grandeur of the entrance
13. Be sure to include maintenance cost when considering various designs
14. Demolish arbors
15. Fill in Fountains & landscape area
16. Use water efficient water feature
17. Water fountains in the 1st two lakes as you enter (with colored lights)
18. Use "dancing jets" with lighting & landscaping
19. Foliage is in center where sign is now
20. If you do have fountains, you need some kind of lighting system
21. Think Green and don't waste precious water

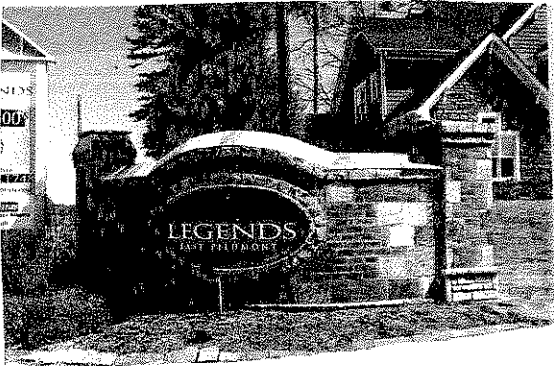
We love the entrance as it is today. Since we do not have any illustrations of what the new look would be, we are in favor of rebuilding the fountains, redoing some of the landscaping and redoing the signage to code (on wall.)

Also, since it is now determined that our streets (other than Plantation) are private, could we look into gating the streets for safety. This would also increase home values in the area. I would like this to become a top priority.

Thank You,  
Clayton Fottle

3/10/11

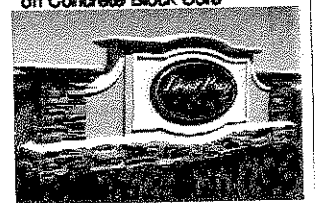
- Demolish the fountains & arbors (eventually)
- Put (2) Signs - on on each side in front of Arbors - in place of fountains which meet North Port City Code restrictions
- Signs should be architecturally attractive with stone or brick as noted below & possibly curved.
- Remove arbor/gazebo & sign from center island.
- Place landscape plants/trees in center island and also adjacent or to accent seepage /arbors.



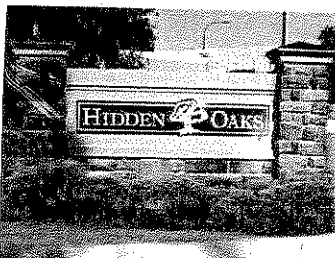
(A) Post and Panel with Wood Posts



(B) Solid Monument, Stone Facade on Concrete Block Core



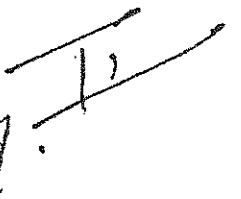
(C) EPS Foam Monument Signs



HERE ARE A FEW THINGS THAT I THINK  
NEED TO BE COVERED

- ① FINISH THE SIDEWALK ON SONAH DRIVE.
- ② REPLACE THE BURNT OUT STREET LIGHTS  
ON THE MAIN ENTRANCE DRIVE.
- ③ I HAVE HEARD A LOT OF TALK ABOUT THE  
HOME OWNERS WHO DO NOT KEEP UP ON  
THE ASSOCIATION FEES
  - A.) 1-PHONE CALL AT 30 DAYS
  - B.) 1-WRITTEN NOTICE AT 45 DAYS
  - C.) PLACE A LEAN ON IT!!!

④ YOU HAVE ALL DONE A GREAT JOB ON  
EVERYTHING SO FAR AND I WANT TO  
SAY THANK YOU.

T.G. 

-----  
**To:** lakesideplantation@comcast.net  
**Cc:** fzupa@aol.com  
**Subject:** Fw: Lakeside Plantation CDD Press Announcement  
**Attachments:** Scan001.PDF; Untitled attachment 00010.txt

Here is our completed survey. Our first option is #6, the small water feature (where existing sign is) with walls & raised letters on each side. To save \$, we would suggest not installing the small water feature where the existing sign is now. It really seems like a waste of money especially considering the time allotted for the water feature to run and the on-going maintenance.

Frank & Diane Zupancic, Nine Pyle  
1424 Dixie Lane

Diane Zupancic, CPP  
Payroll Tax & Compliance Lead  
Employee Services  
216-813-6596 (work) Mon-Thurs 6:15 AM - 5:15 PM  
216-299-6550 (cell), 216-813-6512 (fax)  
----- Forwarded by Diane Zupancic/GL/KB/KeyCorp on 03/08/2011 07:47 AM -----  
-----

I can see some improvement  
done to the front entrance.

Who is going to pay  
for this?

Will we be assessed?

In today's economy I don't  
see where people will have  
the money to contribute  
(especially those on fixed  
income).

I would rather see something  
done with the parking but  
no one else seems to agree.

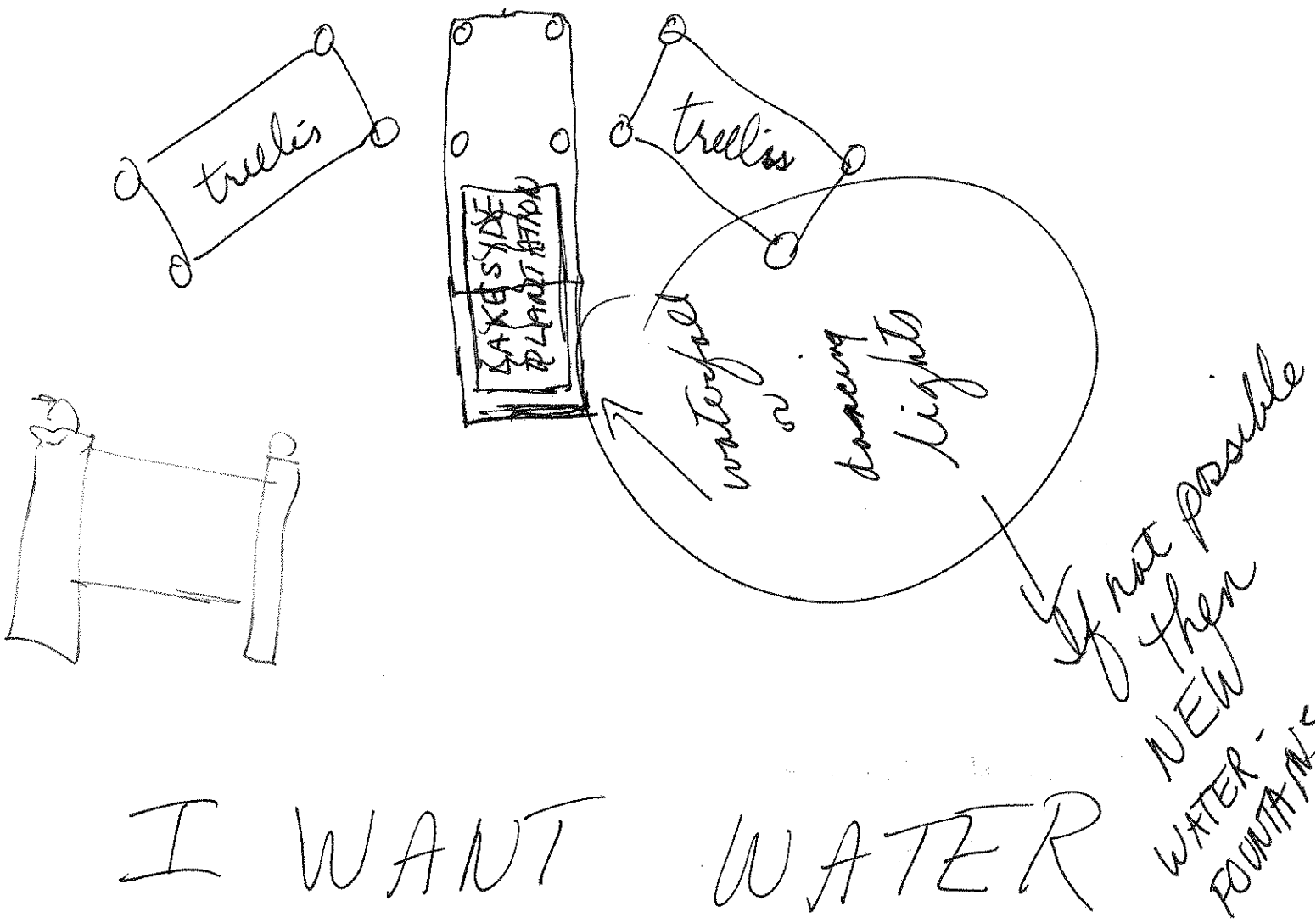
I am sure a qualified landscape designer could do something amazing with the entrance. The present sign is unattractive and the color of the fountains is also very unattractive. Without removing the fountains, I am sure a designer could brick<sub>x</sub> around them and make a very lovely and pleasing design. Why does a water feature have to be in the design since the fountains were such a huge headache?

It's amazing what a can of paint would do to improve that structure in the front-gazebo??

Lighting - is very important!

I want to keep trellis look  
 I want water!! - new fountain or waterfall but  
 something)  
Don't want big monuments blocking trellis.

How about <sup>large</sup> monument on center isle with  
 waterfall or dancing water?



I WANT WATER  
 WATER = UPSCALE,  
 to me!

I would like to ~~see~~ see the Lakeside  
logo eliminated from the sign. I  
personally think it looks like a spider.  
This way there isn't any reference to "fountains"

## FRONT ENTRANCE WISH LIST

Please indicate which option you like: ( Indicate 1-6 your order of preference).

1. Rebuild present fountains (we have an estimate of \$85,000 to do this. Would you be willing to spend this much? *NO*
2. New fountains with landscaping *NO*
3. Water feature with landscaping *NO*
4. Keep fountains as planter *NO*
5. Landscaping only *YES*
6. Small water feature in center (where the sign is now) with walls on each side with *POSSIBLY* LAKESIDE PLANTATION in large raised letters on each wall.

We are hoping for a not to exceed price of \$100,000.00 There are some quotes already received. They are:

1. Demolishing of old fountains.....\$7,000.00 *SEEMS TOO HIGH*
2. Sign

Would you prefer sign in:

- A. Center (as it is now) have quote of .....\$7,500.00 *SMALLER ? SET BACK*
- B. On each side (letters on wall) *BEHIND ENTRANCE TO GAS STATION*

According to the City of North Port our sign is in violation of code. Pole signs are not allowed.

How much are you willing to spend with no increase in assessments?

- a. \$85,000 - \$90,000
- b. \$90,000 - \$100,000 *AS LITTLE AS POSSIBLE*
- c. \$100,000 - \$110,000
- d. None of the above

Please note: At the present time we can only run the fountains 8 hours per day. If the drought continues this could be cut to an even shorter time. Would you still want fountains if we can only run them 4 to 6 hours per day? *NO, NOT AT ALL*

Name *M. JACKSON*

Address *1827 Scarlett*

Please use back for any further comments you may have.

*give serious consideration to purchasing vacant property in front. This will protect us forever from unwanted commercial development which we can't realistically control.*

WATER FEATURE IN CENTER. WHERE SIGN IS NOW  
WITH STATUES IN THE PRESENT ~~SCULPTURE~~ <sup>THAT</sup> FOUNTAINS, ARE  
NOW LOCATED, WITH LIGHTS WITH FLOWERS  
ON LEGES BELOW STATUES.

How about making the fountain use "recycled" water? What would that cost be? This way, it could be run for longer periods of time.

## FRONT ENTRANCE WISH LIST

Please indicate which option you like: ( Indicate 1-6 your order of preference).

- 6 - 1. Rebuild present fountains (we have an estimate of \$85,000 to do this. Would you be willing to spend this much?
- 5 - 2. New fountains with landscaping
- 3 - 3. Water feature with landscaping
- 4 - 4. Keep fountains as planter
- 2 - 5. Landscaping only
- 1 - 6. Small water feature in center (where the sign is now) with walls on each side with LAKESIDE PLANTATION in large raised letters on each wall.

We are hoping for a not to exceed price of \$100,000.00 There are some quotes already received. They are:

- 1. Demolishing of old fountains.....\$ 7,000.00
- 2. Sign  
Would you prefer sign in:
  - A. Center (as it is now) have quote of .....\$ 7,500.00
  - B. On each side (letters on wall)

According to the City of North Port our sign is in violation of code. Pole signs are not allowed.

How much are you willing to spend with no increase in assessments?

- a. \$85,000 - \$90,000
- b. \$90,000 - \$100,000
- c. \$100,000 - \$110,000
- d. None of the above

Please note: At the present time we can only run the fountains 8 hours per day. If the drought continues this could be cut to an even shorter time. Would you still want fountains if we can only run them 4 to 6 hours per day?

*FOUNTAINS ARE VERY EXPENSIVE TO MAINTAIN AND ARE NOT NECESSARY. LANDSCAPING WITH PALM TREES AND*

Name LINDA H. BOYLE

Address 1639 SCARLETT AVENUE

*TWO WALLS WITH SIGNAGE WOULD MAKE AN ELEGANT ENTRANCE,*

Please use back for any further comments you may have.

We have been living here for 7 years + and  
fountains have not worked more than worked properly.

Signage looks "AWFUL" - Presently very seedy!!

Let's just get the entrance to look as nice as when  
we first moved here and get done = PLEASE!!

Thank you!

APPROACH - LOCAL "COLLEGES" (INCLUDING RINGLING ART)  
& TECH. SCHOOLS RE DESIGN PROGRAM

## FRONT ENTRANCE WISH LIST

Please indicate which option you like: ( Indicate 1-6 your order of preference).

1. Rebuild present fountains (we have an estimate of \$85,000 to do this. Would you be willing to spend this much? *could be an option.*
2. New fountains with landscaping *would like to see designs and cost*
3. Water feature with landscaping " " " " " " "
4. Keep fountains as planter
5. Landscaping only
6. Small water feature in center (where the sign is now) with walls on each side with LAKESIDE PLANTATION in large raised letters on each wall. *WHERE IS WATER SUPPLY LOCATED? SIDES OR MIDDLE? COST OF THIS AND DESIGNS WOULD BE HELPFUL IN MAKING PREFERENCE.*

We are hoping for a not to exceed price of \$100,000.00 There are some quotes already received. They are:

1. Demolishing of old fountains.....\$ 7,000.00 *THEY ARE TOTALLY UNUSEABLE, CORRECT?*
2. Sign  
Would you prefer sign in:
  - A. Center (as it is now) have quote of .....\$ 7,500.00 *COMPLIANT W/NP?*
  - B. On each side (letters on wall) *COST FOR THIS PLEASE.*

According to the City of North Port our sign is in violation of code. Pole signs are not allowed.

How much are you willing to spend with no increase in assessments?

- a. \$85,000 - \$90,000
- b. \$90,000 - \$100,000
- c. \$100,000 - \$110,000
- d. None of the above

Please note: At the present time we can only run the fountains 8 hours per day. If the drought continues this could be cut to an even shorter time. Would you still want fountains if we can only run them 4 to 6 hours per day? *ABSOLUTELY (OR WATER FEATURE)*

Name *Purple Balsew*

Address *1569 Scarlett*

Please use back for any further comments you may have.

# FRONT ENTRANCE WISH LIST

Please indicate which option you like: ( Indicate 1-6 your order of preference).

- 6 1. Rebuild present fountains (we have an estimate of \$85,000 to do this. Would you be willing to spend this much?)
- 5 2. New fountains with landscaping
- 4 3. Water feature with landscaping
- 3 4. Keep fountains as planter *(depends how much need to be changed + cost)*
- 2 5. Landscaping only
- 1 6. Small water feature in center (where the sign is now) with walls on each side with LAKESIDE PLANTATION in large raised letters on each wall. *Like this idea but do we need water at all?*

We are hoping for a not to exceed price of \$100,000.00 There are some quotes already received, They are:

- 1. Demolishing of old fountains.....\$ 7,000.00
- 2. Sign  
Would you prefer sign in:
  - A. Center (as it is now) have quote of .....\$ 7,500.00
  - B. On each side (letters on wall)

According to the City of North Port our sign is in violation of code. Pole signs are not allowed.

How much are you willing to spend with no increase in assessments?

- a. \$85,000 - \$90,000 *will it really cost this much?*
- b. \$90,000 - \$100,000
- c. \$100,000 - \$110,000
- d. None of the above

Please note: At the present time we can only run the fountains 8 hours per day. If the drought continues this could be cut to an even shorter time. Would you still want fountains if we can only run them 4 to 6 hours per day?

Name Jim + Ann Marie Virgilio

Address 1930 Scarlett

Please use back for any further comments you may have.

*all ideas - depend on cost and design -  
(6,5,4)  
Any water feature is going to cost more & require more maintenance - why bother.*

We would like to see nice solid walls on each side of the entrance with the name on it. Keep the "oasis" of Palm Trees at the front. Set rid of the fountains - too expensive to maintain. Keep the trellises - the flowers look nice.

**FRONT ENTRANCE WISH LIST**

Please indicate which option you like: ( Indicate 1-6 your order of preference).

1. Rebuild present fountains (we have an estimate of \$85,000 to do this. Would you be willing to spend this much?)
2. New fountains with landscaping
3. Water feature with landscaping
4. Keep fountains as planter
5. Landscaping only
6. Small water feature in center (where the sign is now) with walls on each side with LAKESIDE PLANTATION in large raised letters on each wall.

Don't need a water feature

We are hoping for a not to exceed price of \$100,000.00 There are some quotes already received. They are:

1. Demolishing of old fountains.....\$ 7,000.00
2. Sign  
 Would you prefer sign in:  
 A. Center (as it is now) have quote of .....\$ 7,500.00  
 B. On each side (letters on wall)

According to the City of North Port our sign is in violation of code. Pole signs are not allowed.

How much are you willing to spend with no increase in assessments?

- a. \$85,000 - \$90,000 or less
- b. \$90,000 - \$100,000
- c. \$100,000 - \$110,000
- d. None of the above

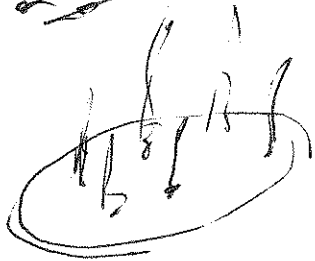
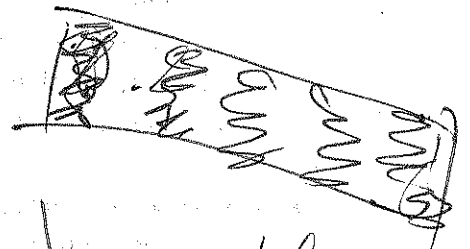
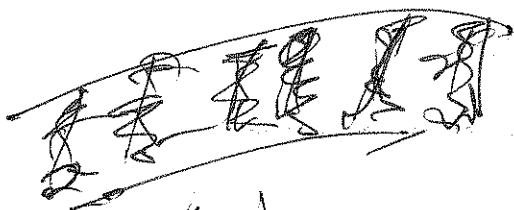
Please note: At the present time we can only run the fountains 8 hours per day. If the drought continues this could be cut to an even shorter time. Would you still want fountains if we can only run them 4 to 6 hours per day?

Name Charles Asher

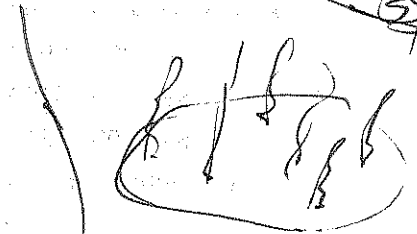
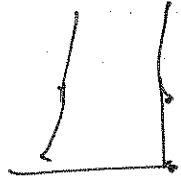
Address 1943 Scarlett

Please use back for any further comments you may have.

Before committing to an amount for this item,  
we would like to see an itemized list  
of charges. We would also like to see  
three bids for each aspect of the project.



"Dancing  
Jets"



using recirculated  
water

Toledo Blade

I am sorry to have missed  
January & February meetings (1<sup>st</sup>  
one kid sick, then the other). I thought this  
month's meeting was during spring break.  
Sorry to have missed it!

I would like to see angled walls on  
either side of entrance to allow drivers  
on Toledo Blade to see Community name from  
both directions. I would also like to see  
some new landscaping w/some kind of  
H<sub>2</sub>O feature, whether it's a fountain, or a  
Rock ~~pool~~ waterfall that spills into ~~a~~  
a small pond. Something w/taste and  
class.

I am excited that there is an effort  
being made to rehab the entrance & the  
medians!

Thank you for your service,

Kathy Brown

~~The~~

- The fountains are pretty but they are a money pit and not good use of our money or natural resources.
- A well landscaped + signed front will be considerable less up keep + maintenance in the long run and will still be very appealing and "up scale" looking.
- Money is also critical to us now. I am now disabled ~~to~~ + want to be able to afford to live here forever.

PLEASE - LETS MAKE A DECISION  
ASAP. SOMETHING HAS TO BE  
DONE TO OUR FUTURE WAY NOW.  
TOO MUCH TIME HAS GONE BY.  
THANK YOU.

When I first moved to Lakeside Plantation I loved being welcomed by the fountains whenever I drove in. I especially liked it at night when they were lit up. However, the base structures themselves are not attractive. If they cannot operate a reasonable amount of time as fountains then there is no reason to try to keep them.

As I recall from one of the Board meetings, the \$85,000 estimate to repair the fountains was the lowest estimate. Why do we assume the fountains can indeed be properly repaired for this cost? Will the work be substandard, leading to more future problems with the fountains? Contractors will promise anything to get the job. That doesn't mean they will deliver.

I do applaud the Board's attempt to get resident input on this decision. However the questionnaire really doesn't give any description/explanation by the six choices. It is hard to know what we are ranking.

I don't have a strong preference on details such as where the sign should be. I just want the final result (sign and the rest of the front entrance) to look lovely and be easily maintained. I want the entrance to be something that I am proud to drive up to with guests.

I love our arbors and bougainvillea. I hope that the designs being considered will preserve these.

1. Fountains aren't that old. Is this just pump & plumbing problems, or is it structural? Defective construction? Defective material? Defective architecture?

Is there a course of action against any or all above under their "ERRORS & OMISSIONS" coverage?

Likewise, was the city's code inspector & engineers involved and ultimately inspected & approved the "plans" and construction of the fountains? Their failure to catch?

Isn't this worth checking-out with the CDD atty for a viable course of action, before placing this loss on the backs of the CDD members?

I would add that these beautiful fountains at the entrance are an "eye-catcher". They invite passers by in for a further look around and ultimately leads to a potential purchase/resident.

As to the limited hours of operation, I thought the fountains pumps recirculated the water and would only draw addl. water to replace that which evaporated. What would that amt. be in a 12 hr. period? For example 10:00 AM - 10:00 PM.

As to the sign, how long has it been in place? It should be "grandfathered-in". Didn't the city code Dept. approve it's original placement? If not "explicit" approval, there would be "implied" approval as the code Dept. personnel would pass it each time they entered Lakeside to inspect and approve each step of construction within Lakeside. This would amount to countless inspectors over countless inspections. Now it becomes an issue?

## FRONT ENTRANCE WISH LIST

Please indicate which option you like: ( Indicate 1-6 your order of preference).

1. Rebuild present fountains (we have an estimate of \$85,000 to do this. Would you be *NO* willing to spend this much?
2. New fountains with landscaping *NO*
3. Water feature with landscaping *CHOICE #2 - SMALL WATER FEATURE*
4. Keep fountains as planter *1ST CHOICE - FLOWERING & GREEN PLANTS*
5. Landscaping only *CHOICE #3*
6. Small water feature in center (where the sign is now) with walls on each side with LAKESIDE PLANTATION in large raised letters on each wall. *THIS IN COMBINATION WITH FOUNTAIN PLANTER (CHOICE 1)*

We are hoping for a not to exceed price of \$100,000.00 There are some quotes already received. They are:

1. Demolishing of old fountains.....\$ 7,000.00
2. Sign

Would you prefer sign in:

- A. Center (as it is now) have quote of .....\$ 7,500.00
- B. On each side (letters on wall) *WITH SMALL FOUNTAIN FEATURE*

According to the City of North Port our sign is in violation of code. Pole signs are not allowed.

How much are you willing to spend with no increase in assessments?

- a. \$85,000 - \$90,000
- b. \$90,000 - \$100,000
- c. \$100,000 - \$110,000

d. None of the above *WILLING TO SPEND AS REQUIRED FOR CONVERSION OF FOUNTAIN INTO PLANTER AND INSTALL CODE COMPLIANT SIGN WITH SMALL WATER FEATURE AT THE CENTER OF ENTRANCE.*

Please note: At the present time we can only run the fountains 8 hours per day. If the drought continues this could be cut to an even shorter time. Would you still want fountains if we can only run them 4 to 6 hours per day?

Name John & LouAnn Laybourn

Address 1918 SCARLETT - CARRIAGE HOMES

Please use back for any further comments you may have.

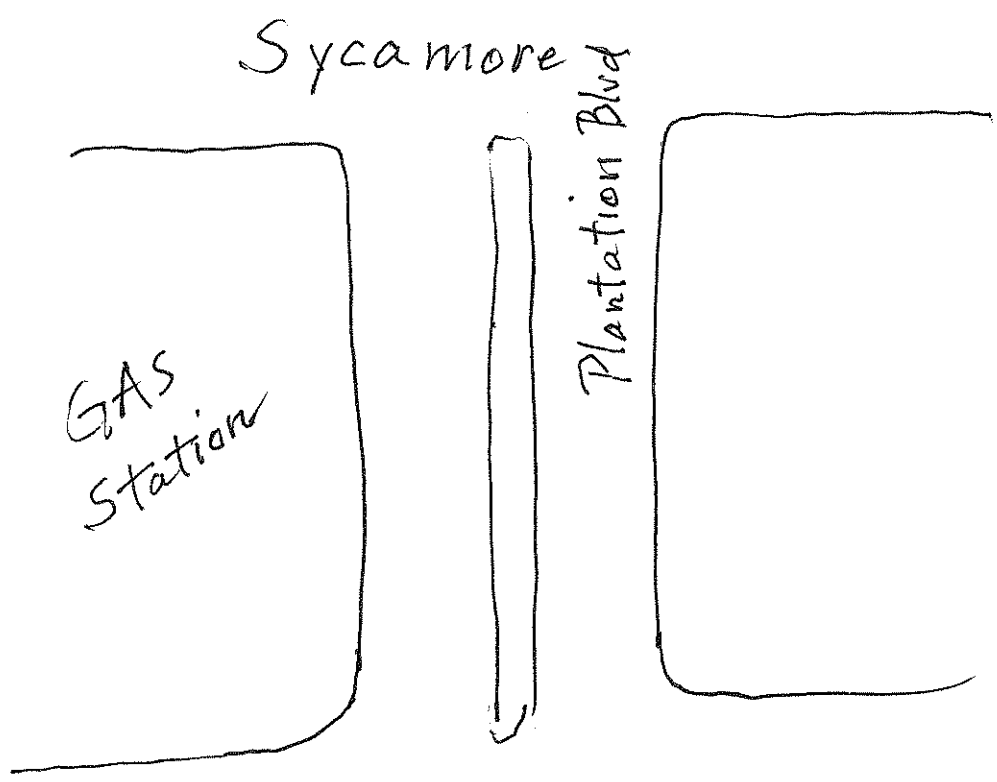
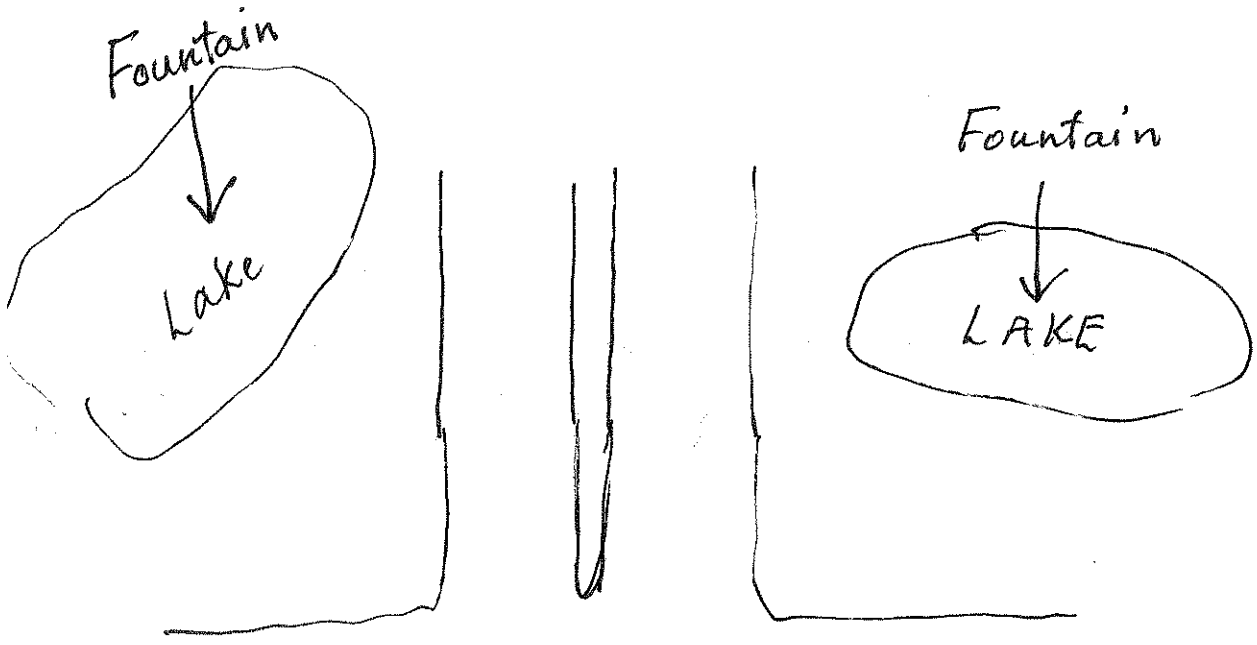
*PREFERENCE IS THE COMBINATION OF ITEM # 4 & 6.  
CHOICE 1 & 2 ARE TOO COSTLY AND MAINTENANCE HAS  
BEEN TOO COSTLY ALONG WITH THE HIGH NUMBER OF  
TIMES THE FOUNTAINS REQUIRE SIGNIFICANT MAINT.*

1. NO Nee pillars, pangalas,  
+ railis - this is NOT  
Bollywood - this is the tropics

\* NO theme Repitition

2. Trees or large planting  
to mask blankness of  
the whole townhouse project

This would give an "ooh ah" effect to people coming into our community. Cost's of these types of fountains is minamal and you would be using lake water. This should allow fountains to run 24/7 if desired.



TOLEDO BLADE

To: janecda@gmail.com

Good afternoon Madam Chairperson.

We cannot be present at the upcoming CDD meeting and are replying to the e-mail survey about the Entrance at Lakeside Plantation.

As to the options presented (1 through 6) we favor **landscaping only with a code compliant sign**. We think the arbors are beautiful & distinctive and hope they can be saved. As original owners in the community, we have observed that the fountains have been eyesores for a very long time. They are expensive to operate & maintain; and running fountains are not the best way to go in the current environmental climate.

It seems reasonable to spend \$7,000 to demolish the fountains and whatever the cost is needed to remove the non-compliant sign

**Obviously, the least amount of expenditure without an increased assessment should be the budget for this project. This does not seem like a project requiring an increased or special assessment.**

Eliminating the old unworkable fountains in favor of a new look within reasonable cost constraints should be the goal!

Thank you very much for conducting the survey.

*Mr & Mrs Trotto*  
Villas  
Magnolia Circle

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

**Date: April 14, 2011**

**To: Lakeside Plantation Board**

**From: Peter Altman**

**Re: Review of District Rules and Procedures**

Please bring policy and procedure booklet, which was either handed out at the June 2010 meeting or has been provided to the new Board Members, with you to the meeting. This agenda item will provide an opportunity for the Board to review and discuss previously adopted rules and procedures.

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

**Date: April 14, 2011**

**To: Lakeside Plantation Board**

**From: Peter Altman**

**Re: Review of District Community Fees**

This item is intended to allow the Board to initiate the public hearing process which is required in order to establish any fee or deposit requirements for services or privileges available to residents and guests.

We will review the entire list of current charges to enable the Board to make any modifications which may be appropriate.

Regarding the access card fees, Supervisor Capozzi has provided the fees which the Board has discussed for consideration in this initiative. They are listed below.

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

The CDD will currently issue up to two cards per household, one per adult. All residents 15 and older must have their own card. An additional fee of \$10 per card will be imposed for all cards issued past the first two.

All guest(s) must be registered and a \$10 refundable deposit will be paid. If the card is returned then the deposit is returned.

Tennis Club:

Raise the fees by \$35 per seasonal category and \$50 per annual category.

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

**Date: April 14, 2011**

**To: Lakeside Plantation Board**

**From: Peter Altman**

**Re: Board Members Participating in Oversight of Operations and Activities**

At the last meeting, which Brian Lamb attended, the Board had a brief discussion regarding the nature of the District's arrangement regarding employees of the District. As Mr. Lamb had outlined at the meeting, the historical process of involving Board Supervisors in the day to day management of the operations was anticipated in the contract for management services. DMS fully understands its obligations to manage and oversee its employees and we are committed to that effort. We do, however find value in the application of a teamwork effort which invites the participation of various Board members in the observation and monitoring of our compliance with the various resident services requirements that we fulfill. We have placed this item on the agenda to allow for the Board to discuss, collectively, the extent to which this collaboration is desired and individually, the willingness of Supervisors to participate in unique functions as identified and desired.

For clarification, we do not advocate, nor are we requesting, that any Supervisor receive any authoritative role in either the direction of staff, or the qualification of, or the selection of vendors and other service providers.

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

**Date: April 14, 2011**

**To: Lakeside Plantation Board**

**From: Peter Altman**

**Re: Billiard and Fitness Room Usage**

Please see the attached document which references the usage of the facilities at the clubhouse. There have been some issues with the appropriateness of activities as well as maintenance issues related to the current schedule of operations for the Billiard Room and the Exercise Room which cause us to place the following proposals on the agenda for your discussion and consideration.

Proposals

- A. Billiard Room: To close at 9p.m. daily, once card reader system is in place.
- B. Exercise Room: Any damage to equipment or room will be billed to responsible party.



# *Lakeside Plantation*

*2200 Plantation Boulevard*

*North Port, FL 34289*

*(941) 423-5500*

Welcome to Lakeside Plantation a community of family and friends in North Port, FL. Lakeside Plantation is a deed restricted community managed by the Lakeside Plantation CDD, Lakeside Plantation Master Association and various independent homeowner associations.

The CDD manages the common area of a 306-acre site. This area includes a front entrance flanked by arbors and fountains, Plantation Blvd. and residential streets throughout the housing developments, 20 storm management lakes/ponds and mitigation areas, preserve conservation areas, wastewater management systems, a 6,000-square-foot Clubhouse, community pool, tennis courts, playground and picnic area.

Within Lakeside Plantation, there are four housing communities all represented and managed by the Panacea Master Covenants, Lakeside Plantation Master Association and their respective individual homeowner associations.

The Villas of Lakeside Plantation is the first housing complex in the community. It's composed of 92 homes and is a maintenance-free community organized under the Villas HOA. The Villas include a private pool owned and operated by the homeowners of that development and not available to other homeowners in Lakeside Plantation.

The single-family homes are divided into two groupings, 59 which were built under the original developer, KEB. These homes are organized under the Master Association along with our other communities, however does not have an independent HOA. The other houses in this area consist of 185 single-family homes organized under the Village of Lakeside Plantation HOA.

The Carriages of Lakeside Plantation is composed of 100 homes. This maintenance-free community is organized under the Carriages HOA. This community includes a private pool owned and operated by their HOA and is not available to other homeowners in Lakeside Plantation.

The Townes of Lakeside Plantation is the community's newest development and once completed will include 223 town homes. The community is organized under an HOA, however until completion, the builder; Standard Pacific continues to manage this complex.

# LAKESIDE PLANTATION CLUBHOUSE OPERATIONS

The Clubhouse consists of a 6,000-square foot facility that includes the CDD's Office, Great Room, Library, Kitchen, Aerobics Room, Exercise Room, Billiards Room, Card Room and restrooms. The Clubhouse building is open from 9 a.m. to 9 p.m. weekdays.

The Clubhouse is designed to be a gathering place for a variety of community and club activities, parties, neighborhood meetings, seminars and entertainment. The Great Room is used as a multi-functional room, including potluck dinners, dances, special events, bingo, bunko and other social activities. The Clubhouse features a full-size kitchen designed for catering purposes. The kitchen is equipped with a refrigerator, microwave oven and dishwasher. A Library is located off the Great Room and features books that you can borrow on an "honor system." There are two fitness rooms, an Aerobics Room with a wooden floor for aerobics, group exercise and dancing and an Exercise Room which features treadmills, stationary bicycles, an elliptical trainer, upper and lower body apparatus and a weight bench. The Library, Aerobics Room and Exercise Room are available to adult residents 24/7; however, access codes for each room are required to enter after hours.

Flanking the Clubhouse center structure to the North is a Card Room and Billiards Room. The Billiards Room is accessible 24/7 with an access code available to adult residents at the CDD Office. However, each Tuesday 7 p.m. to midnight, the Clubhouse has established "open play" where residents can come to play each other in a game of pool. The Card Room is also open 24/7 with an access code; however, this room is booked by the Clubhouse for organized game play and group meetings as well as privately by residents and outside organizations. To guarantee access, residents should contact the CDD Office to ensure availability.

Flanking the Clubhouse center structure to the South are the Clubhouse restrooms that are open only during Clubhouse hours, 9 a.m. to 9 p.m.

The Clubhouse features a junior Olympic size swimming pool and oversized spa. The pool and spa or hot tub are managed under state restrictions for public pools and therefore are only operational sun up to sun down with NO exceptions. We perform the daily maintenance and can assure that both are properly treated and meet State and County requirements. See pool guidelines (Page 00) for more information.

The Clubhouse features four "state of the art" hydro Har-Tru, lighted tennis courts. The courts are primarily used by the Lakeside Plantation Tennis Club with membership free to residents. Residents who have an interest in tennis are encouraged to join the Tennis Club to participate in leagues, clinics, scheduled matches, and enjoy many club-sponsored social events. To use the tennis courts, residents and Club members are required to reserve a court via the CDD Office. Guests are required to pay a \$10 fee payable at the Office or may insert payment in the Office's external door mail slot on the South side of the Clubhouse. For further restriction and guidelines, please see Lakeside Plantation Tennis Club on Page 00.

The Clubhouse also has a picnic and barbecue area featuring several tables and charcoal grills with shade trees, a gazebo and an ornamental fish pond. Other recreational features include a children's playground, half-court basketball setup, Bocce court, horseshoe pit, and small dock for catch and release fishing.

# WHAT IS A COMMUNITY DEVELOPMENT DISTRICT

## HOW CDDS OPERATE

A CDD is governed by its Board of Supervisors which is elected initially by the landowners, then begins transitioning to residents of the CDD. This began at Lakeside Plantation in 2005. Like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the vote, and CDD Supervisors are subject to state ethics and financial disclosure laws.

The CDD's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held on CDD assessments and the CDD's budget is subject to annual independent audit.

## RELATIONSHIP WITH HOMEOWNER'S ASSOCIATIONS

The CDD complements the responsibilities of community homeowner associations (HOAs). Many of the maintenance functions handled by these associations in other communities may be handled by the CDD. However, the associations have other responsibilities such as operating amenities, like pools, and ensuring that deed restrictions and other quality standards are enforced. The CDD may contract with the Master Homeowners Association to perform maintenance functions.

## BENEFITS TO RESIDENTS

Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD facilities and services.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD is able to borrow money to finance its facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long-term property values in a community.

## THE COST OF A CDD

The CDD issues Special Assessment Revenue Bonds to finance community infrastructure. Generally, Community Development Districts assess each property owner a yearly capital debt service assessment to pay back those bonds. In the case of the CDD a significant portion of this capital assessment will be prepaid by the developer at the time of closing.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property

tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay A Bonds sold by the CDD to finance community infrastructure and facilities, which annual assessments are generally fixed for the term of the bonds. The community's A Bond debt has an outstanding balance of approximately \$2 million.

## **LASTING VALUE**

The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.

# LAKESIDE PLANTATION CDD PROCEDURES AND POLICIES

Your cooperation in abiding by the following procedures and policies that have been established to protect you and your investment is appreciated.

**CDD OFFICE TELEPHONE NUMBER – 941-423-5500**

**CDD OFFICE FAX NUMBER – 941-423-5501**

## HOURS OF OPERATION

The main building and restrooms are open 9 a.m. to 9 p.m., Monday through Friday and is staffed by CDD employees at this time. Residents are welcome to use the facility during this time, however, discretion should be used if a meeting, function or group activity is taking place. If the Great Room is being used, access to the Library, Aerobics Room, Exercise Room and Kitchen are available through outside entrances. The Great Room and Kitchen are only open on weekends for pre-scheduled Clubhouse activities or private parties.

The CDD's Clubhouse Office is open Monday through Friday 10 a.m. to 6 p.m. To ensure that someone is available to assist your needs, residents should call prior to visiting the CDD Office.

The Clubhouse Billiards Room and Card Room are accessible 24/7 with access codes available only to adult residents (**15 years of age or older**). The Billiards Room is available on a first-come/first-served basis, however on Tuesdays, 7 p.m. to midnight; the room is available for "open play" by residents and their guests. The Card Room often has scheduled activities or private functions. Clubhouse activities and private functions take priority over "individual" use by residents. Residents should call the CDD Office to check availability or arrangements can be made to reserve the room for a fee.

It should also be noted that the Swimming Pool and Spa use is regulated by Florida State and Sarasota County Law. **Residents and guests are permitted to enjoy the pool and spa from Dawn 'til Dusk 365 days per year. Swimming or using the spa at night is strictly prohibited!** This policy will be repeated in the swimming pool and spa section of this booklet, (Page ?).

The Tennis Courts are available 8 a.m. to 10:00 p.m.; however because of heavy use reservations are required. To reserve time, please contact the CDD Office.

The above hours are subject to change when special events are scheduled. The Clubhouse will be closed on **New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day, and other selected holidays.**

PLEASE NOTE:

**Roughhousing, lewd, or profane language are prohibited in and around the Clubhouse, pool or tennis courts.**

**The CDD Office does not serve or encourage the use of alcoholic beverages at the Clubhouse or its events. If residents want to serve alcohol at a private function, they must arrange for insurance coverage to do so.**

## USE OF CLUBHOUSE FACILITIES

**RESIDENTS:** The Clubhouse and all of the available amenities have been developed primarily for the use of the property owners and residents of Lakeside Plantation. We encourage all residents and their guests to take full advantage of the Clubhouse and its amenities.

Residents may request exclusive use of the Clubhouse Great Room, Aerobics Room or Card Room for a special event. Arrangements to use the Clubhouse exclusively should be made well in advance of the desired date of the planned event. There will be a minimal fee and security deposit required. The security deposit will be returned in full, following inspection after the event, if the conditions of the contract are met. Facility leasing information is on Page ??.

**RENTAL UNITS TENANTS:** Each community has its own rental restrictions, however the homeowner must sign a Waiver of Access form to release his/her access to Clubhouse amenities for use by their tenants. To do this, all homeowners must be "registered" with the CDD Clubhouse Office, forward a copy of the contract to the CDD Office and sign a Waiver of Access form. Then the tenants must register and bring a copy of a valid utility bill to the Clubhouse to gain access to Clubhouse codes, to be able to rent at the reduced resident fee, receive a pool access badge or join in Clubhouse activities.

**CHILDREN:** Parents and/or grandparents must assume full responsibility for children at the Clubhouse. The Clubhouse has experienced vandalism by young residents and their guests (all under the age of 18) in the past and therefore, we ask parents and/or grandparents to accompany their children using Clubhouse facilities. More specifically regarding the following amenities, the CDD insist:

Billiards Room: Children under the **age of 15** may not use the Billiards Room without resident "parental" supervision.

Exercise Room: Resident children **15 to 17 years of age** must be trained on the equipment and have a liability waiver signed by their parents to use the equipment without parental supervision. All other children under the age of 15 must be accompanied and physically supervised by a parent to use the equipment.

Pool and Spa: Children **under the age of 15** may not use the pool without parental supervision. Absolutely no children **under the age of 15** are permitted in the spa without their parents accompanying them.

**NON-RESIDENTS:** The Clubhouse is part of the Lakeside Plantation Community Development District (CDD). The CDD is the governmental agency that issued the bond to provide for our roads, water and sewer, front entrance, Clubhouse, and other common areas. Residents pay no additional fee for use. However, non-residents can purchase an annual membership fee of \$1,600 to gain full use of the facilities.

**Commercial Properties:** Currently, unless paying a membership fee, the only non-residents permitted to use the facilities are the employees of the Commercial properties located in the Lakeside Plantation Marketplace. They are to abide by the same restrictions as our residents when using the amenities. Only employees whose names are on file at the Clubhouse may use the facilities.

**LP Tennis Club Members:** In addition, all paid members of the Lakeside Plantation Tennis Club tennis courts are permitted to use the four tennis courts with a reservation. A list of Tennis Club members is available in the CDD Office.

Use of Clubhouse facilities by outside groups for meetings, weddings, parties, etc. is permitted at the present time. However, this excludes the pool and spa, tennis courts, Exercise Room and Billiards Room. Any group wishing to reserve the Clubhouse must make arrangements to lease

the facility through the CDD Office well in advance of the scheduled event. Outside group use of the facilities is limited so it does not to interfere with resident programming.

## ACCESS CODES

Access Codes are available to adult residents, commercial property employees who are listed in the CDD Office data file, and Tenants whose landlords are registered at the Clubhouse and have relinquished their access to the tenant.

Homeowners who are renting out their home must contact the Clubhouse prior to the lessee taking possession of the home. The owner is required to be registered and must relinquish their use of Clubhouse facilities to the tenant per the Master Assoc. Declaration in order for the renter to gain access and use the amenities of the facility. The renter is also required to register at the Clubhouse in order to receive the access codes. Once a renter has terminated their contract with the owner, the Clubhouse should be contacted and the owner will once again resume access to all Clubhouse facilities.

As of fall 2005, the Clubhouse is observed via security cameras 24/7. To ensure the effectiveness of camera surveillance, residents are required to personally pick up these codes so that the CDD staff may identify residents in the event of an incident.

Residents are responsible for damages incurred by their guests. Therefore, guests should be prepared to identify the name and address of whom they are visiting with. Also, residents must accompany children and all guests in the Billiards Room. **If you have guests who are visiting while you are away, please inform the CDD Office and ask your guests to register at the Clubhouse so they too can be identified. Once they complete a guest form, if 18 years or older, the access codes will be given to them. However, the homeowner assumes full responsibility for any damages.**

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***From this point forward, when the policies refer to "resident" it includes those employees from the commercial properties listed in the CDD Office data file and tenants who have been granted access.***

## THE EXERCISE EQUIPMENT ROOM

The Exercise Room at the Clubhouse features “state of the art” exercise equipment and provides our residents the opportunity to “work out” on a regular basis. The CDD has arranged for an independent personal trainer, who for a nominal fee, can show you the equipment and help to plan a program to meet your individual goals.

### Exercise Room Rules and Regulations:

Proper attire must be worn at all times (shirts and shoes are required).

Minimum age to use equipment is fifteen (15). A professional trainer will show our older teens how to correctly use the equipment and parents must sign a liability waiver and the teen’s name will be posted on the bulletin board in the Exercise Room. Teens not trained by the Clubhouse trainer will be asked to leave and should schedule a time to be trained with the CDD Office.

Children 14 and under are not allowed access to the room or on the exercise equipment without direct parental supervision.

Please do not bring food or drink into the Exercise Room with the exception of bottled water.

Always bring a towel to avoid sweating on the equipment

Wipe down each piece of equipment when finished, it’s recommended that you also clean the equipment prior to use as well.

Prevent problems.....do not over extend yourself.

TV, radio, and/or videos must be kept at a reasonable volume

Return all free weights to original area.

Thirty (30) minute time limit on treadmills or bicycles if people are waiting.

Please turn off lights, fans and return blinds to normal position when leaving.

When leaving through exterior door, be sure that the door is shut tight.

## CLUBHOUSE LIBRARY

The Clubhouse Library is operated on an **HONOR SYSTEM**. Your cooperation in adhering to our simple rules will ensure that our library materials will be available for everyone. Our goal is to have the shelves filled with “best seller” hardcover fiction, current non-fiction titles, racks of popular paperbacks, and current magazines. Donations of any of the above are always welcome!

### Library Policies and Procedures

All hardcover and paperback books may be borrowed for a period of two weeks.

When returning books, please leave them in or near the return basket. Do not return them to the shelves, a volunteer will do that at a later time.

Puzzles and games may be borrowed, please let the CDD Office know if you are removing them from the building.

A computer has been donated for residential use for the sole purpose of providing Internet access. Please do not abuse this service or the computer will be returned. Residents may not explore or open pornographic material nor may they download any music or videos.

In addition, all users must sign in the steno book and limit their use to 30 minutes. If you are using the computer and no one is waiting to use it, you may sign up for an additional 30 minutes.

## SWIMMING POOL AND SPA RULES AND REGULATIONS

The CDD wants to provide the best possible environment for everyone at our pool. The following rules and regulations have been established to protect you and your investment and reduce liability. We ask that you go over these policies with your family and guests so that there is no miscommunication of the expectations we have of our residents.

To increase your enjoyment of the pool, we ask your cooperation in following the policies listed below:

The pool and spa are open daily from dawn 'til dusk – State and County statutes do not allow using either the pool or spa during hours of darkness.

No lifeguard is on duty – so you **swim at your own risk**

For your own safety, the pool should not be used unless two or more persons are present – never swim alone.

As of June 1, 2007, all owners, residents and guests must have a valid pool badge which must be visible on the person when on the pool deck area. White badges are for adult residents, blue are for children 15 to 17 year olds, yellow for children under 15 years of age. NO one will be permitted in the pool area without a valid badge. Lost badges will be replaced for a \$35 fee per badge. Pool badges must be worn on your person. The badges may either be worn on your wrist (using a wristband provided by the CDD at time of your registration) or attached to your bathing suit. You may not attach your pool badge to your towel or pool bag.

As of June 1, 2007, guests are required to wear CDD wristbands while at the pool, available at a cost of \$5 each and must be purchased at the CDD Office during business hours – they will not be available for purchase at the pool – so plan accordingly. If the wristband is returned within 7 working days of purchase, \$5 will be returned for each wristband. ALL GUESTS are required to follow CDD pool rules and regulations.

Due to the fact that the CDD pool is limited to 52 people in the pool at any time, **there is a daily limit of four guests per household.**

**NO ONE** will be permitted in the pool area without a valid badge or guest wristband.

Please shower before entering the pool or spa, the shower is available near the spa. Please do not use soap or shampoo at the outside shower.

**Children under 15 years of age must be accompanied and attended by an adult (18 years or older). Parents are responsible for the safety of their children.**

**No children under 15 are permitted in the spa (hot tub) unless accompanied by a parent.** *The Pool Committee wanted the CDD to not allow any children at all – it's your call.*

Absolutely no discharging of any bodily wastes, pool bathrooms are located at the Clubhouse  
Younger children (Under 3) must wear swimies or snug-fitting rubber pants designed for swimming. All other children are encouraged to use the lower pool area restrooms before entering the water. Immediately report any "accidents" you observe in the bathing waters to the CDD Office; a phone is available under the pool gazebo.

Adults with incontinence problems must wear Depends designed for swimming.  
Individuals showing evidence of skin disease, sore or inflamed eyes, cold, nasal or

ear discharge or any communicable disease may not enter the pool.  
Any person with excessive sunburn, open blisters, cuts or bandages should not enter the pool until the wound is healed.

Proper attire is required at all times. No cutoffs, shorts, jeans or thongs.  
No glass containers are permitted inside the pool fence. If someone breaks a glass container on the deck area or in the pool, we are required to EMPTY the pool, clean it and refill it. The resident responsible will be invoiced for the costs incurred.

Please keep all food and drink off the pool deck area. A special fence enclosed "patio" area has been provided for residents and guests to use for the consumption of food and drink. The gazebo and picnic area behind the pool is also available for residents and guests to enjoy snacks, a meal, etc.

**Absolutely no alcoholic beverages at the pool or within the enclosed "patio" area.**

Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.

A soft-drink vending machine is located in the gazebo, however, residents and guest must drink these beverages in the gazebo or in the enclosed patio areas only.

To prevent dehydration, plastic water bottles are permitted. The gazebo also houses a water cooler for consumption by residents.

No running, pushing or horseplay will be tolerated.

No diving or flips, wrestling, or horseplay is allowed in the pool.

Only pool safe toys and single-person floatation devices are permitted in the pool.

Battery operated radios and boom boxes, etc. are allowed, however they must be kept at "low" volume. The definition of "low" is at the discretion of CDD staff.

No private parties, including birthday parties, are permitted at the pool or on the "patio" area.

Please keep the area clean, a trash can has been provided within the patio area, please do not overflow this can or rodents will become a problem.

Please remember to lower umbrellas when leaving the pool area.

All bathers must immediately leave the pool area during electrical storms. If you are asked to clear the deck due to weather you must do so in a timely manner (no longer than 5 minutes), You can leave your items and return to get them when it has cleared up otherwise you are defeating the purpose of our safety protocols.

Pool Patrons must pickup after themselves. This includes garbage, clothing, toys or anything else you bring.

Please do not wear "wet" swimming attire into the Clubhouse.

Reserving of chairs or lounges and/or tables is prohibited – it's a first come, first served basis only. Please return all pool furniture to its original position.

Pets are not permitted inside the pool fence or patio area.

Children must be supervised at all time.

No bikes, skateboards or rollerblades are allowed in the area.

Maximum swimming pool capacity – 52.

All persons using the pool facilities do so at their own risk. The CDD assumes no responsibilities, direct or indirect, for any personal injury or loss, including damage to personal property within the pool area. Homeowners are responsible for the actions of their tenants, including all costs for damages.

The rules and regulations of the Department of Health and other related Governmental agencies having jurisdiction will be considered a part of these rules and regulations.

CDD staff will be in full charge and will enforce all rules and regulations. Any infraction of the rules and regulations will be considered a cause for suspension or revocation of all pool privileges. Decisions made by the CDD staff are final. Residents may appeal all decisions at the next CDD Board meeting.

**Residents may report inappropriate behavior to the CDD Office. Security cameras record activity at the pool and if necessary, the CDD Operations Manager will take appropriate action.**

**TRESPASSING: If a resident believes that someone is trespassing at the pool, they should call (941) 426-3111 to have the North Port City Police escort the individual off the premises.**

#### **Pool Registration:**

As of June 1, 2007 residents are required to register to use the pool and photo ID's are now required. Please make arrangements to come to the Clubhouse to have our photo taken prior to pool use. Badges with resident photos will be provided without charge to all residents, however, if a badge is lost, there will be a replacement charge of \$35 each.

Daily guest wristbands will be available at a cost of \$5 each and must be purchased at the CDD Office during business hours – they will not be available for purchase at the pool – so plan accordingly.

If you rent your unit, your tenant may register at the CDD Office. However, prior to them registering, the homeowner or "landlord" must be registered with the Clubhouse, are required to forward a copy of the contract, and must personally sign a Waiver of Access form to relinquish their access to the tenant each time they have a lease. Once you have completed the above, your tenant may then register for pool badges in person. If you do not have badges from previous tenants, replacements of badges are \$35 per badge. Your tenant must complete a registration form and bring a valid driver's license or passport and a utility bill or contract to prove residency when they register. Acceptable utility bills are Florida Power and Light, North Port Utilities, Comcast Cable, or Verizon phone services. Cellular phone bills are not acceptable.

Please note that should your tenant attempt to register for pool/spa use and you have not registered at the Clubhouse, forwarded a copy of the lease, and/or have not personally relinquished your rights to access, your tenant will be advised that they are not able to register until you have provided the above.

A resident registration form is attached for those who are not registered at the CDD Office, a Waiver of Access form is also attached for your convenience.

The above rules and regulations have been developed to ensure the safety of all those who will be using the CDD pool and to ensure that everyone will be able to enjoy the pool. Failure to abide by these rules and regulations may result in having your pool privileges revoked.

## **Restricted Access with failure to comply with above pool and spa rules and regulations**

### **RESIDENTS/TENANTS:**

- If for any reason a resident fails to comply with the above policy, the resident will receive a verbal warning.
- If the resident persists and fails to comply, the resident will be asked to leave the pool for the day and your name, address and phone number will be taken.
- If the violation occurs a third time, the resident will be barred from using the pool for one month and the resident will receive a letter and/or email from the CDD Office indicating the date they may return to the pool.
- If you are asked to leave and you do not comply, then you are trespassing and the authorities will be contacted and you will be prosecuted to the full extent of the law.
- If damages were caused by the resident and/or his/her guest, the resident will receive a letter and/or email from the CDD Operations Manager. This notice will indicate the date the resident will be able to return, and an attachment with an invoice covering such damages. The resident will not be able to return on or after the date indicated in the notice until the invoice is paid in full.
- Once barred, if the resident returns to use the pool area during this time, the police will be called and a trespass warrant will be issued.

**GUESTS:** Guests using the pool/spa without a resident present will be informed of pool and spa policies. If the guest continues to violate these policies, he or she will be asked to leave. If the individual resists, the police will be called. If damages occur, the resident hosting the guest will be responsible for any damages and will be invoiced.

## **PICNIC AND BARBEQUE AREA**

Residents and their families are encouraged to enjoy the picnic and barbeque area behind the swimming pool. We have tables and charcoal grills that are yours to use at your pleasure. You will have to purchase your own charcoal for the grills and we would ask that all coals be extinguished when you leave the area to prevent possible grass fires during the dry season. Any trash or garbage should be placed in any of the containers in the area, making sure to replace the bungee cords over the lids to keep the raccoons out.

## **Gators and Snakes within the Clubhouse Area**

One word of caution to all who use the picnic area, if you happen to see an alligator in the adjacent lake, never try to feed it. Feeding alligators is illegal and a finable offense. Feeding alligators causes them to lose their fear of humans and that is when they become dangerous. (Younger children and pets look very appetizing to a hungry alligator and are especially vulnerable.) Generally, alligators will keep their distance and will move on to another lake after a few days or weeks.

While on the subject of reptiles, also keep in mind that snakes are a part of living in Florida. Most snakes that you will see may be a nuisance, but harmless, especially the common black or indigo snake which may grow to be four to six foot long or larger. They are a good snake and should not be harmed, as they have been known to eradicate poisonous snakes in their territory. Although you will probably never see one, we do have four poisonous snakes that can be found

in our area. They include the Eastern Diamondback, the Pigmy Rattlesnake, the Coral Snake, and the Water Moccasin or Cottonmouth. We ask that you be aware that they could be in our area, and if you do spot what appears to be a poisonous snake, call the North Port Police at **426-3111**, who will then dispatch the animal control officer to the site.

## THE BILLIARDS ROOM

Residents have access to the Billiards Room 24/7. To keep this area secure from vandalism, the following rules have been established:

Irresponsible behavior and vandalism will not be tolerated.

For safety and liability reasons, only residents **15 years or older** may have access to the entry code.

For safety and liability reasons, all children age 14 or under must be accompanied by a parent. The parent, not a relative or guest, is responsible for supervising their children to ensure their safety and compliance with the community rules.

All guests must be accompanied by a resident.

Only water bottles are allowed in the Billiards Room. Please no food or drinks (other than water bottles) are allowed in the room. Remember to remove your empty bottles as you leave the room.

Absolutely no smoking in the room.

Because the room is air conditioned, please keep all windows closed.

For security reasons, all windows must be closed and locked.

### Billiard Room Procedures

Please leave the room in the same condition as you found it:

All cue sticks should be returned to the corner stand. If a tip is missing, please insert the cue stick upside down so the next player will know not use the damaged cue stick. We will remove it and repair it Monday through Friday mornings. Remember, missing tips are the primary reason tabletops are torn. If the tabletop is damaged, it will cost you \$300 to replace it.

All chalk should be returned to the cabinet counter

All tables should be brushed; the brushes are stored in the cabinet drawer.

Re-rack the balls on the tables

Replace all stools in the various corners of the room

Open all blinds

Remove any trash

### Increased Security

The camera in the Billiards room is recording 24-hours a day. Should the room be damaged in any way by a member or guest, a recording of the damage being done will be made and used to locate the resident household responsible. Once recorded, the following will apply:

The following will apply to those residents or guests responsible for damages

A warning letter and invoice will be delivered to the responsible resident/household to be paid in seven days.

If payment is not made in seven days, another letter will be issued and the entire household will be denied access until the invoice is paid. At this time, the access code will be changed for all Lakeside Plantation residents.

If the same household should damage the Billiards Room and/or equipment again, they must pay for the damages and will be required to make a \$1,000 deposit with the CDD to regain access. This deposit will remain with the CDD until the home is resold, at which time it will be refunded.

If the individual(s) involved is not a resident (due to the access code being shared or by an open window), charges will be filed with the North Port City Police. At this time, the access code will be changed for all Lakeside Plantation residents.

## **THE CARD ROOM**

This room has been designated as a place for residents to meet and enjoy an afternoon or evening of playing cards, challenging someone to a game of dominoes, Mah Jongg, and other board game, building a jig-saw puzzle, or pursuing a hobby. This all-purpose room is furnished with comfortable chairs and tables that can be configured for a variety of uses.

The room is scheduled throughout the week for “organized” play for games such as Bridge, Poker, Mah Jongg, etc. To guarantee private use, residents may privately book the room for a fee which can be arranged through the CDD Office.

At the present time, the room has a supply of playing cards, and chips. Mah Jongg and Tripoly games are available in the CDD Office. Donations of used games in good condition are always welcome.

### **Increased Security**

The camera in the Card room is recording 24-hours a day. Should the room be damaged in any way by a family member or guest, a recording of the damage being done will be made and used to locate the resident household responsible. Once recorded, the following will apply:

- A warning letter and invoice will be delivered to the responsible resident/household to be paid in seven days.

- If payment is not made in seven days, another letter will be issued and the entire household will be denied access until the invoice is paid. At this time, the access code will be changed for all Lakeside Plantation residents.

- If the same household should damage the Card Room and/or equipment again, they must pay for the damages and will be required to make a \$1,000 deposit with the CDD to regain access. This deposit will remain with the CDD until the home is resold, at which time it will be refunded.

- If the individual(s) involved is not a resident (due to the access code being shared or by an open window), the police will be called and charges will be filed. At this time, the access code will be changed for all Lakeside Plantation residents.

## **AEROBICS ROOM**

Originally designed as a floor exercise room with wall mirrors and wood flooring, this room is available for dance or art classes, smaller group meetings, children’s birthdays and at times for buffet style food setups for large parties. This room is equipped with a television monitor and a VCR which can be used by residents in many situations requiring video presentations. The Clubhouse is also serviced by the DirecTV.

## **CHILDREN’S PLAYGROUND**

A children’s playground is located between the swimming pool area and the tennis courts. Although it has been constructed to be safe for all ages, we must insist that all children using the playground be supervised at all times. It is also recommended that children over the age of 10 refrain from using the playground area, as most of the equipment is designed for our younger residents.

If any resident should notice any problems with any of the equipment such as rough edges; damage; cracks; bees, wasps or fire ant nests, please notify someone on the Clubhouse staff to have the situation corrected.

## OUTDOOR GAME EQUIPMENT

For the outdoor game enthusiasts, the Clubhouse currently offers an official Bocce Court, a horseshoe pit, and a half-court basketball set up. Bocce and horseshoe pit equipment are available in the Exercise room and should be returned after use.

The basketball court is for use by residents and their guests only. **All play must be completed by 9 p.m.** when the Clubhouse officially closes.

## THE TENNIS CENTER

The Lakeside Plantation Tennis Center offers residents and guests the opportunity to enjoy the game of tennis on four of the finest courts found anywhere. Our courts are "state of the art" Har-Tru clay hydro-courts, with an underground watering system designed to keep the courts at an ideal surface consistency at all times. In addition, the Center has a modern lighting system for play during the evening hours. Residents and their guests are welcome to use the courts for casual play, but are required to call the Clubhouse to reserve court time. During busy times, courts may be reserved for an hour and a half. During the evening, all play should conclude by 10:00 P.M. and the lights turned off.

For residents who would like to participate in an organized tennis program, we invite you to join the **Lakeside Plantation Tennis Club**. The program includes Charlotte County League Play for men and women, lessons, clinics, ratings, tournaments and social functions.

***Tennis Club Policies and Procedures in brief; full guidelines follow.***

Proper tennis attire is required at all times

Approved tennis shoes are mandatory

Men and Ladies must wear appropriate tops

Bathing suits, halter tops, etc. are not permitted

Courts must be reserved by calling the CDD Office at (941) 423-5500

Courts will be reserved for an hour and a half playing time

Court reservations may be made up to six days in advance

Names of all players must be given at the time of reservation

Players under the **age of 15** must have adult supervision

When play is completed players are required to use the court and line brushes to restore the court to good playing condition

Residents/members may invite non-member guests to play; however guests are asked to pay

\$10 user fee. Fees should be turned into the CDD Office or dropped into the CDD

Office's external door mail slot.

All guests must be escorted by their host when playing.

Evening play shall not begin after 9:30 p.m. **Lights off at 10:00 P.M.**

Proper tennis etiquette is to be observed at all times on and off the court

To prevent dehydration, plastic water bottles are permitted. The gazebo also houses a water cooler for consumption by residents.

Residents, please do not wear your tennis shoes in the Exercise Room as Har-Tru residue on the bottom of your shoes can and will damage the equipment.

# LAKESIDE PLANTATION TENNIS CLUB POLICIES AND PROCEDURES

## MEMBERSHIP

The Lakeside Plantation Tennis Club (LPTC) offers five levels of membership: family annual, family league, single annual, single league and resident.

Family membership may include a husband, wife or "significant other" sharing a common household and children (18 years or younger) or live-in parent(s) up to a maximum of five members.

Players under the age of 15 must be accompanied by an adult at all times.

Membership includes use of the tennis courts with reservations, use of the picnic area and gazebo on the grounds. All members as of July 2006 will receive a photo membership card for identification.

## PAYMENT

**FAMILY ANNUAL PACKAGE:** two or more people in a household, limited to five people  
\$60 per month if you only want to pay month-to-month  
\$600 for an annual family package  
\$500 for existing LPTC members

**FAMILY LEAGUE PACKAGE:** two or more people in a household, limited to five people  
\$325 for league members only, runs October through April

**SINGLE ANNUAL PACKAGE:**  
\$40 per month if you only want to pay month-to-month  
\$420 for a single membership  
\$350 for existing LPTC members

**SINGLE LEAGUE PACKAGE:**  
\$225 for league members only, runs October through April

## RESIDENT MEMBERS

All Lakeside Plantation (LP) homeowners OR their contracted tenants may sign up to be an active member of the LPTC. There is no charge since all homeowners pay an annual CDD assessment collected each November.

There are no seasonal memberships offered under the LPTC, however, you may choose to pay month-to-month. All checks should be made payable to the Lakeside Plantation CDD. No credit cards are accepted.

Registration forms are available at the Clubhouse and must be included with payment. Each member will be given a membership card which will include the member's photo, name, address, number, expiration date and player's signature.

League Team Captains are responsible for assuring that all members of the team are properly registered to play and that payment of their membership fee is in good standing with the Clubhouse Office.

## GUESTS

Guests are welcome at the LPTC, however, they must be accompanied by a LPTC member and/or resident. There is a \$10 court fee. Payment should be dropped off at the Clubhouse Office or may be deposited in the CDD Office's external door mail slot.

## **RESERVATIONS/REGISTRATION**

Unless you are playing in a league match, members/residents must reserve a court with the Clubhouse Office. This reservation will register you and your guest. The member is responsible for ensuring that the Clubhouse receives guest fee payment. Courts may be reserved for 1.5 hour increments for single matches and 2 hours for double matches; this includes warm-up time.

Courts may be reserved by calling (941) 423-5500 up to seven days in advance. Names of all players are required for court reservations. Tennis reservations are available between the hours of 8 a.m. to 10:30 p.m.; except during "open play" and scheduled league play (November through April).

## **OPEN PLAY**

LPTC members and residents are invited to bring their rackets to the courts each Monday, Wednesday and Saturday for open play -- 8 to 10 a.m. Open play is also available on Fridays, 8 to 10 a.m., May through September.

## **INCLEMENT WEATHER**

Inclement weather may require cancellation or adjustment to normal play. Especially when it rains, courts may be closed from time to time for maintenance. Call the Clubhouse Office for updated information (941) 423-5500.

## **TENNIS TOURNAMENTS AND CLINICS**

The Club reserves the right to make the tennis courts available for tournament and special drills/matches, at which time use by members may be restricted and/or scheduled around these matches. Only insured tennis teaching professionals in good standing with the United States Profession Tennis Association (USPTA) and a designated qualified assistant registered with the Clubhouse Office will be permitted to render instruction at the Club. Private lessons, semi-private lessons, group clinics should be scheduled through the tennis professional (941) 423-8800.

## **FREE CLINICS**

Throughout the tennis season, the Clubhouse will sponsor free clinics to LPTC members and residents. All participants are required to sign in with the LPTC sponsored tennis pro at the beginning of each clinic. Guests are not permitted.

## **ATTIRE**

Proper tennis attire and regulation equipment are required at all times on the courts. Shirts must be worn at all times. Soft-soled tennis shoes designed for Har-Tru courts must be worn at all times. Halter tops, cut-offs, denim jeans, bathing attire or bare feet are not allowed. Running, hiking or basketball shoes are strictly prohibited.

## **SPECTATORS**

LPTC non-playing guests, including children, are not permitted in the court enclosures during match play.

## **TENNIS ETTIQUETTE**

Members and guests must be familiarized with the rules of tennis etiquette and are responsible for guest compliance. Remember – tennis is a gentleman's/gentlewoman's game.

Members and LPTC guests are expected to adhere to ethical/sportsmanship like behavior and should conduct themselves in a manner that is not detrimental to the wellbeing of the LPTC and its members.

No person shall enter or cross another court while a point is in play.

Players should not retrieve balls on another court without asking permission.

If a tennis ball comes on your court, **hold it** until the point is over before returning it.

Courts should be vacated promptly after the reserved playing time is over and courts and vinyl lines should be properly brushed.

Loud or quarrelsome conduct and/or profanity are prohibited on the courts.

Clubhouse staff or the LP Tennis Operations Oversight Committee members have the authority to enforce all rules and regulations, to supervise the conduct of all members, residents, and non-members.

Incidents involving members/residents/non-members failing to comply with this document or good sportsmanship, tennis etiquette, respect for other players or court equipment shall be reported to the Clubhouse Office or LP Tennis Operations Oversight Committee. The Committee will recommend appropriate action based on the type and severity of the violation which may include expulsion from the LPTC, revoking membership or placing the player on a temporary probation.

## **PROHIBITED ACTIVITIES**

No food or beverages, other than water or sports drink, are permitted on the courts. No glass containers are allowed in the tennis area.

Smoking is prohibited on the courts.

No games or sports other than tennis are allowed on the courts.

## ANIMAL AND PET REGULATIONS

To avoid any unnecessary confrontations, we urge all pet owners to follow the rules as set forth in the LP Master Association Declaration.

Article 501(b) reads as follows: *“No animals, reptiles, livestock, wildlife, or poultry shall be raised, bred, or kept on any portion of the Property, except that dogs, cats, or other usual and common household pets may be permitted on a Lot. However, those pets which are permitted to roam free, or which in the sole discretion of the Declarant, **endanger the health and safety of the Owners and their Visitors**, make objectionable noise, **or constitute a nuisance or inconvenience to the Owners of other Lots**, or the owner of any portion of the Property, shall be removed upon request of the Declarant. If the Owner fails to honor such request, the pet may be removed by the Declarant or its agents.”*

According to Article 501 (b), pet owners have a responsibility to walk their dog on a leash and to clean up after their pets in all circumstances. And, if you are using a pet sitting service, they too must pick up any deposits left by the pet they are walking. **Please note that your HOA restrictions also require that your dog be leashed.**

### North Port City Law Requirements

In addition to the LP Master Declarations above, the City of North Port Code has strict guidelines as well:

**Dogs/Cats off leash:** No person owning or having possession, charge, custody or control of any dog or cat shall cause, permit or allow a dog or cat to stray at large in or upon any public street, sidewalk or other public property or the property of another. However, such dog or cat may be off the premises of the owner or person having possession, charge, custody or control, if the dog or cat is leashed or otherwise **under control** of the owner.

**Removal of fecal matter:** Any person walking or exercising an animal upon any public street, sidewalk or other public property or the property of another shall have in their possession the necessary accouterments to immediately pick up and clean up the area should such animal cause the deposition of any fecal matter upon such property.

**Barking dogs (typically barking for 15 minutes or more):** It is a violation of this chapter to own, keep or harbor a public nuisance animal. The owner of any public nuisance animal shall be in violation of this chapter, regardless of the knowledge, intent, or culpability of the owner.

Residents with pets are encouraged to take full responsibility for their four-legged family members by picking up their pet's fecal matter and walking their dog or cat on a leash. If you don't, fellow residents can call North Port City Animal Control at (941) 426-3111 to file a complaint.

# RESIDENT FACILITY RESERVATION AND USE AGREEMENT AND CONDITIONS (Private Functions)

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

Organizer/Individual Requesting Event: \_\_\_\_\_

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

Type of Organization:  Nonprofit  Commercial  Government  
 Private

If nonprofit, does the organization hold a current 501c3 certificate?  Yes  No

Responsible Resident(s) \_\_\_\_\_  
Please print, you must be 18 years or older to reserve this facility.

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

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

ROOM RESERVATION: (Please Circle) **Great Room** **Catering Kitchen** **Card Room** **Aerobics Room**

The Swimming Pool/Spa area, Billiards Room, and Fitness Equipment Room may not be reserved for exclusive use at any time. **Absolutely no access will be granted to the pool or tennis court area.** Use of the Clubhouse is scheduled on a "first come, first served" basis with the CDD Management reserving the right to refuse any application.

#### PEOPLE IN ATTENDANCE:

The Great Room is limited to 100 participants, 88 seated at round tables and a head table, with the head table seating no more than 12 individuals for safety reasons. Additional guests will be turned away by Clubhouse management.

The Great Room may also be rented for assemblies; however it must be theatre-style seating and may not exceed 120 **total** participants.

The Card Room is limited to seating for 24 participants; no assembly style seating is offered in this room.

The Aerobics Room is limited to seating for 24 participants or 32 participants if an assembly.

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

EVENT HOURS: Hours of operations are 8 a.m. to 11 p.m. All events must conclude at 10:30 p.m. A maximum of 6 hours may be reserved for one event for the Great Room and 8 hours for the Card or Aerobics rooms. Additional set-up time must be prearranged and will cost \$15 per hour. A \$50 Closing Charge for each additional "half hour" will be added to the total cost of the rental fee if the group requires additional cleanup time. This must be prearranged or this amount will be taken out of the Security Deposit.

**Hours requested: From** \_\_\_\_\_ **to** \_\_\_\_\_

RESERVING THE REQUESTED DATE: The Clubhouse reserves all rights to limit access to the Clubhouse due to prearranged events sponsored by the Lakeside Plantation CDD. If the date requested is available, a **Security Deposit of \$150** for the Great Room and/or



As we may have residents enjoying the Clubhouse facilities while this event is taking place, the volume and appropriateness of all entertainment will be at the discretion of the CDD representative overseeing the event.

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

**DECORATING:** The Group will be limited to table top and wall decorations (push pins only). Requests for ceiling decorations will be considered and must be preapproved by CDD management. No Clubhouse décor may be removed. No smoke/fog-making machines are permitted.

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

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

**CLEANUP:** The Clubhouse will provide setup and teardown of all tables. The booking resident must be present during set up and tear down and is responsible for taking down of all chairs after the event. They are also responsible removing all trash from the room, cleaning up decorations and returning the overall condition of the room to the condition at the beginning of the function. A copy of the responsible party's license and a credit card will be kept on file to ensure recovery of damage beyond the Security Deposit.

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

**Great Room:** Maximum of 6 hours may be reserved for each event and the cost is \$50 for 50 people adding \$1 for each additional person up to 100 guests. If additional time is needed to decorate for this event, the morning may be reserved at an additional fee of \$12 per hour.

Room Rental: \$50 for 50 people + \$1 for each additional guest  
Setup Access: \$ 12 per hour  
Closing Fee: \$ 50 per half hour after 11 p.m.

**Card Room:** Minimum of 1 hour may be reserved for each event and the cost is \$10 per hour with a maximum of 8 hours reserved.

Room Rental: \$ 10 per hour up to (8 hour maximum)

**Aerobics Room:** Minimum of 1 hour may be reserved for each event and the cost is \$10 per hour with a maximum of 8 hours reserved.

Room Rental: \$ 10 per hour up to (8 hour maximum)

**ACCEPTABLE EVENTS:**

Birthday parties  
Anniversary parties  
Weddings, showers, receptions  
Club Activities  
Instructional Classes

Registrations  
Auctions  
Political Events  
Limited religious events (prayer breakfasts, etc.)  
Small musical concerts  
Magic Shows  
Craft Fairs

**SPECIAL REQUESTS:** Must be accepted by the CDD Operations Manager

**ON-SITE REPRESENTATION:** A CDD representative will be on site to oversee the activities of the function and will have final say on all decisions regarding site property and policies.

**VENDORS/MERCHANDISE:** Any vendor who will sell or giveaway merchandise must have a copy of their business license and insurance on file with Lakeside Plantation CDD.

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

**ALCOHOL:** Alcohol is only permitted for events where a special liability insurance policy is in effect for the event.

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

**INDEMNIFICATION AND HOLD HARMLESS:** The organizer agrees that this application applies to him or herself and all of his or her agents, officers, directors, employees, consultants or similar persons.

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

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

**ACCEPTANCE OF ALL TERMS AND CONDITIONS:**

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

**Plantation CDD.**

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

\_\_\_\_\_ **Print Name(s)** \_\_\_\_\_ **Date**

\_\_\_\_\_ **Signature(s)** \_\_\_\_\_ **Date**

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

\_\_\_\_\_ **Approved when initialed by CDD Operations Mgr. Greta Thomsen**

\_\_\_\_\_ **Date approved**



REVIEW OF PAVEMENT OVERLAY  
OF THE CARRIAGE HOMES  
LAKESIDE PLANTATION

DMK Associate was retained by Lakeside Plantation to perform a review of recent pavement overlay of Cottonwood Lane and Scarlett Ave. within The Carriage Home at Lakeside Plantation. The inspection has been completed and the following report is offered for review.

A site inspection took place on March 23, 2011.. Photographs taken the day of the inspection are included in this report. The following was observed during the site visit:

Recently APAC overlaid Scarlett Ave. and Cottonwood Lane with a S – 3 asphalt mix design. DMK reviewed the project after completion as we did on a previous overlay, completed in December of 2010 and find the following:

- Cold joints were rolled in properly
- Adjustments of manholes fit the driving surface
- Overlay at the gutter match gutter elevation
- The S – 3 mix was rolled properly, closing the surface
- Striping complete
- Construction debris was removed
- No damage to the adjacent fixtures and property
- Overall ride ability was very good

Recommend acceptance.

Respectfully Submitted,

A handwritten signature in blue ink that reads 'Larry G. Allen'. Below the signature is a small, stylized blue mark that looks like the letters 'AL'.

Larry G. Allen  
Manager Construction Services



1. Cottonwood Lane and Scarlett Ave



2. Cottonwood Lane and Scarlett Ave



3. Cottonwood Lane and Scarlett Ave



4. Cottonwood at Plantation

# Lakeside Plantation Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2011



**DMS**

District Management Services, LLC

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

# Lakeside Plantation Community Development District

## Balance Sheet

As of 2/28/2011  
(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
<b>Assets</b>					
Cash	4,154	0	0	0	4,154
Investments--Current	679,474	167,685	0	0	847,160
Accounts Receivable	57,524	21,248	0	0	78,772
Prepaid Items	3,925	0	0	0	3,925
Due From Other Funds	0	6,814	0	0	6,814
Amount Available In Debt Service Fund	0	0	0	174,499	174,499
Amount To Be Provided Debt Service	0	0	0	1,830,501	1,830,501
Fixed Assets	0	0	7,606,752	0	7,606,752
<b>Total Assets</b>	<b>745,077</b>	<b>195,747</b>	<b>7,606,752</b>	<b>2,005,000</b>	<b>10,552,576</b>
<b>Liabilities</b>					
Accounts Payable	68,510	0	0	0	68,510
Accrued Expenses Payable	218	0	0	0	218
Deferred Revenue	57,456	21,248	0	0	78,704
Due To Other Funds	6,814	0	0	0	6,814
Revenue Bonds Payable--Long Term	0	0	0	2,005,000	2,005,000
<b>Total Liabilities</b>	<b>132,998</b>	<b>21,248</b>	<b>0</b>	<b>2,005,000</b>	<b>2,159,246</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>					
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	339,698	0	0	0	339,698
Net Changes In Fund Balances For Year	272,381	82,995	0	0	355,376
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<b>612,079</b>	<b>174,499</b>	<b>7,606,752</b>	<b>0</b>	<b>8,393,330</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>745,077</b>	<b>195,747</b>	<b>7,606,752</b>	<b>2,005,000</b>	<b>10,552,576</b>

## Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2010 Through 2/28/2011

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	539,718	(112,126)	(17.20)%
Interest Earnings				
Interest Earnings	750	796	46	6.10%
Other Miscellaneous Revenues				
Miscellaneous	0	7	7	0.00%
Clubhouse Rentals	1,000	1,062	62	6.18%
Activities	9,000	4,447	(4,553)	(50.58)%
Tennis Club	12,000	11,235	(765)	(6.37)%
<b>Total Revenues</b>	<b>674,594</b>	<b>557,265</b>	<b>(117,329)</b>	<b>(17.39)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	9,000	4,000	5,000	55.55%
Financial & Administrative				
District Manager	45,500	18,958	26,542	58.33%
District Engineer	7,000	4,385	2,615	37.35%
Disclosure Report	1,000	1,000	0	0.00%
Trustees Fees	2,500	1,458	1,042	41.66%
Audit Fees	8,000	0	8,000	100.00%
Arbitrage Rebate Calculation	1,575	0	1,575	100.00%
Postage, Phone, Faxes, Copies	500	10	490	97.96%
Public Communications	500	133	367	73.36%
General Liability Insurance	6,000	2,038	3,962	66.03%
Printing & Binding	0	88	(88)	0.00%
Legal Advertising	1,500	58	1,442	96.12%
Dues, Licenses & Fees	175	175	0	0.00%
Other Current Charges	1,200	108	1,092	91.00%
Legal Counsel				
District Counsel	12,000	345	11,655	97.12%
General Maintenance				
Personnel Services	144,598	60,250	84,348	58.33%
Roadway Maintenance	10,000	0	10,000	100.00%
Common Area Renewal & Replacement	12,500	1,883	10,617	84.93%
Street Lighting	16,000	1,077	14,923	93.26%
Lawn Service/Landscaping-Contractual	75,500	31,415	44,085	58.39%
Plant Replacement Program	10,000	2,693	7,307	73.07%
Irrigation Maintenance	2,500	549	1,952	78.06%
Lake Maintenance	11,000	4,530	6,470	58.81%
Lake Bank Restoration	10,000	0	10,000	100.00%
Entrance Feature - Electric	8,000	919	7,081	88.51%

## Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2010 Through 2/28/2011

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
Entrance Feature-Utilities/Water	6,500	82	6,418	98.73%
Entrance Feature - Repairs/Maint.	7,500	3,712	3,788	50.50%
Misc. Tools, Equipment & Supplies	3,000	211	2,789	92.95%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	10,448	8,552	45.01%
Clubhouse - Licenses/Fees	600	0	600	100.00%
Clubhouse - General Supplies	3,000	1,139	1,861	62.04%
Clubhouse - Maintenance	6,500	2,171	4,329	66.60%
Clubhouse - Renewal & Replacements	5,500	1,413	4,087	74.31%
Clubhouse - Office Supplies	3,500	1,381	2,119	60.55%
Clubhouse - Pest Control	900	300	600	66.66%
Clubhouse - Security	2,000	647	1,353	67.65%
Clubhouse - AED	500	0	500	100.00%
Clubhouse - Telephone & Internet	3,000	1,375	1,625	54.15%
Clubhouse - Exercise Equipment	7,000	50	6,950	99.28%
Clubhouse - Furniture	2,500	0	2,500	100.00%
Clubhouse - Janitorial Supplies	1,600	451	1,149	71.84%
Clubhouse - Improvements	6,000	9,249	(3,249)	(54.14)%
Clubhouse/Tennis - Electric	11,500	4,587	6,913	60.11%
Clubhouse - Gas	150	65	85	56.64%
Club/Pool - Waste Removal/Refuse	2,000	480	1,520	76.00%
Clubhouse/Pool - Water & Sewer	3,000	1,476	1,524	50.79%
Pool - Electric	20,000	8,224	11,776	58.87%
Pool - Furniture	2,600	0	2,600	100.00%
Pool - Maintenance	7,000	1,652	5,348	76.39%
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	1,351	2,649	66.21%
Tennis Court - Water	6,200	3,844	2,356	37.99%
Other Expenses				
Property Taxes	45,000	0	45,000	100.00%
Property Insurance	9,500	3,137	6,363	66.97%
Tax Collector Fees	9,384	8,096	1,288	13.72%
Uninsurable Asset Reserve	44,112	0	44,112	100.00%
Capital Improvements	0	59,771	(59,771)	0.00%
<b>Total Expenditures</b>	<b>674,594</b>	<b>284,884</b>	<b>389,711</b>	<b>57.77%</b>
Subtotal: Rev Over / (Under) Exp	0	272,381	272,381	0.00%
Total: Revenues Over / Under Expenditures	0	272,381	272,381	0.00%

# Lakeside Plantation Community Development District

## Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2010 Through 2/28/2011

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,185	154,987	(32,198)	(17.20)%
Interest Earnings				
Interest Earnings	0	6	6	0.00%
Total Revenues	<u>187,185</u>	<u>154,993</u>	<u>(32,192)</u>	<u>(17.20)%</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	2,325	2,424	51.04%
Total Expenditures	<u>187,185</u>	<u>71,999</u>	<u>115,187</u>	<u>61.54%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>82,995</u>	<u>82,995</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>82,995</u>	<u>82,995</u>	<u>0.00%</u>

**Lakeside Plantation Community Development District**  
**Statement of Revenues and Expenditures - YTD Budget Comparison**  
**001 - General Fund**  
**October 1, 2010 - February 28, 2011**

	Annual Budget	YTD Budget	YTD Actual	YTD Budget to Actual Variance	YTD Actual As % Of YTD Budget
<b>Revenues</b>					
<b>Special Assessments - Service Charges</b>					
O & M Assmts - Tax Roll	\$ 651,844.00	\$ 271,601.67	\$ 539,718.07	\$ 268,116.40	198.72%
<b>Interest Earnings</b>					
Interest Earnings	750.00	312.50	795.79	483.29	254.65%
<b>Other Miscellaneous Revenues</b>					
Miscellaneous	-	-	7.13	7.13	0.00%
Clubhouse Rentals	1,000.00	416.67	1,061.83	645.16	254.84%
Activities	9,000.00	3,750.00	4,446.97	696.97	118.59%
Tennis Club	12,000.00	5,000.00	11,234.84	6,234.84	224.70%
<b>Total Revenues</b>	<b>\$ 674,594.00</b>	<b>\$ 281,080.83</b>	<b>\$ 557,264.63</b>	<b>\$ 276,183.80</b>	<b>198.26%</b>
<b>Expenditures</b>					
<b>Legislative</b>					
Supervisor Fees	\$ 9,000.00	\$ 3,750.00	\$ 4,000.00	\$ (250.00)	106.67%
<b>Total Legislative</b>	<b>\$ 9,000.00</b>	<b>\$ 3,750.00</b>	<b>\$ 4,000.00</b>	<b>\$ (250.00)</b>	<b>106.67%</b>
<b>Financial &amp; Administrative</b>					
District Manager	45,500.00	18,958.33	18,958.35	(0.02)	100.00%
District Engineer	7,000.00	2,916.67	4,385.00	(1,468.33)	150.34%
Disclosure Report	1,000.00	416.67	1,000.00	(583.33)	240.00%
Trustees Fees	2,500.00	1,041.67	1,458.30	(416.63)	140.00%
Audit Fees	8,000.00	3,333.33	0.00	3,333.33	0.00%
Arbitrage Rebate Calculation	1,575.00	656.25	0.00	656.25	0.00%
Postage, Phone, Faxes, Copies	500.00	208.33	10.17	198.16	4.88%
Public Communications	500.00	208.33	133.19	75.14	63.93%
General Liability Insurance	6,000.00	2,500.00	2,037.92	462.08	81.52%
Printing & Binding	-	-	87.56	(87.56)	0.00%
Legal Advertising	1,500.00	625.00	58.14	566.86	9.30%
Dues, Licenses & Fees	175.00	72.92	175.00	(102.08)	240.00%
Other Current Charges	1,200.00	500.00	107.94	392.06	21.59%
<b>Total Financial &amp; Administrative</b>	<b>\$ 75,450.00</b>	<b>\$ 31,437.50</b>	<b>\$ 28,411.57</b>	<b>\$ 3,025.93</b>	<b>90.37%</b>
<b>Legal Counsel</b>					
District Counsel	12,000.00	5,000.00	345.40	4,654.60	6.91%
<b>Total Legal Counsel</b>	<b>\$ 12,000.00</b>	<b>\$ 5,000.00</b>	<b>\$ 345.40</b>	<b>\$ 4,654.60</b>	<b>6.91%</b>
<b>General Maintenance</b>					
Personnel Services	144,598.00	60,249.17	60,250.00	(0.83)	100.00%
Roadway Maintenance	10,000.00	4,166.67	0.00	4,166.67	0.00%
Common Area Renewal & Replacement	12,500.00	5,208.33	1,882.58	3,325.75	36.15%
Street Lighting	16,000.00	6,666.67	1,077.36	5,589.31	16.16%
Lawn Service/Landscaping Contractual	75,500.00	31,458.33	31,415.00	43.33	99.86%
Plant Replacement Program	10,000.00	4,166.67	2,693.00	1,473.67	64.63%
Irrigation Maintenance	2,500.00	1,041.67	548.50	493.17	52.66%
Lake Maintenance	11,000.00	4,583.33	4,530.00	53.33	98.84%
Lake Bank Restoration	10,000.00	4,166.67	0.00	4,166.67	0.00%
Entrance Feature - Electric	8,000.00	3,333.33	918.68	2,414.65	27.56%
Entrance Feature - Water	6,500.00	2,708.33	82.46	2,625.87	3.04%
Entrance Feature - Repairs & Maint.	7,500.00	3,125.00	3,712.00	(587.00)	118.78%
Misc. Tools, Equipment & Supplies	3,000.00	1,250.00	211.27	1,038.73	16.90%
<b>Total General Maintenance</b>	<b>\$ 317,098.00</b>	<b>\$ 132,124.17</b>	<b>\$ 107,320.85</b>	<b>\$ 24,803.32</b>	<b>81.23%</b>

**Lakeside Plantation Community Development District**  
**Statement of Revenues and Expenditures - YTD Budget Comparison**  
**001 - General Fund**  
**October 1, 2010 - February 28, 2011**

	Annual Budget	YTD Budget	YTD Actual	YTD Budget to Actual Variance	YTD Actual As % Of YTD Budget
<b>Clubhouse/Pool/Tennis Courts</b>					
Clubhouse - Activities	19,000.00	7,916.67	10,447.52	(2,530.85)	131.97%
Clubhouse - Licenses/Fees	600.00	250.00	0.00	250.00	0.00%
Clubhouse - General Supplies	3,000.00	1,250.00	1,138.51	111.49	91.08%
Clubhouse - Maintenance	6,500.00	2,708.33	2,170.54	537.79	80.14%
Clubhouse - Renewal & Replacements	5,500.00	2,291.67	1,412.70	878.97	61.65%
Clubhouse - Office Supplies	3,500.00	1,458.33	1,380.73	77.60	94.68%
Clubhouse - Pest Control	900.00	375.00	300.00	75.00	80.00%
Clubhouse - Security	2,000.00	833.33	646.95	186.38	77.63%
Clubhouse - AED	500.00	208.33	0.00	208.33	0.00%
Clubhouse - Telephone & Internet	3,000.00	1,250.00	1,375.24	(125.24)	110.02%
Clubhouse - Exercise Equipment	7,000.00	2,916.67	50.00	2,866.67	1.71%
Clubhouse - Furniture	2,500.00	1,041.67	0.00	1,041.67	0.00%
Clubhouse - Janitorial Supplies	1,600.00	666.67	450.54	216.13	67.58%
Clubhouse - Improvements	6,000.00	2,500.00	9,248.79	(6,748.79)	369.95%
Clubhouse/Tennis - Electric	11,500.00	4,791.67	4,587.34	204.33	95.74%
Clubhouse - Gas	150.00	62.50	65.04	(2.54)	104.06%
Club/Pool - Waste Removal/Refuse	2,000.00	833.33	480.00	353.33	57.60%
Clubhouse/Pool - Water & Sewer	3,000.00	1,250.00	1,476.15	(226.15)	118.09%
Pool - Electric	20,000.00	8,333.33	8,224.40	108.93	98.69%
Pool - Furniture	2,600.00	1,083.33	0.00	1,083.33	0.00%
Pool - Maintenance	7,000.00	2,916.67	1,652.23	1,264.44	56.65%
Pool - Resurfacing	30,000.00	12,500.00	23,500.00	(11,000.00)	188.00%
Hot Tub Chlorination	1,500.00	625.00	0.00	625.00	0.00%
Tennis Court - Maintenance	3,500.00	1,458.33	0.00	1,458.33	0.00%
Tennis Court - Programs	4,000.00	1,666.67	1,351.39	315.28	81.08%
Tennis Court - Water	6,200.00	2,583.33	3,844.25	(1,260.92)	148.81%
<b>Total Clubhouse/Pool/Tennis Courts</b>	<b>\$ 153,050.00</b>	<b>\$ 63,770.83</b>	<b>\$ 73,802.32</b>	<b>\$ (10,031.49)</b>	<b>115.73%</b>
<b>Other Expenses</b>					
Property Taxes	45,000.00	18,750.00	0.00	18,750.00	0.00%
Property Insurance	9,500.00	3,958.33	3,137.09	821.24	79.25%
Tax Collector Fees	9,384.00	3,910.00	8,095.77	(4,185.77)	207.05%
Capital Improvements	-	-	59,770.50	(59,770.50)	0.00%
Uninsurable Asset Reserve	44,112.00	18,380.00	-	18,380.00	0.00%
<b>Total Other Expenses</b>	<b>\$ 107,996.00</b>	<b>\$ 44,998.33</b>	<b>\$ 71,003.36</b>	<b>\$ (26,005.03)</b>	<b>157.79%</b>
<b>Total Expenditures</b>	<b>\$ 674,594.00</b>	<b>\$ 281,080.83</b>	<b>\$ 284,883.50</b>	<b>\$ (3,802.67)</b>	<b>101.35%</b>
<b>Excess of Revenues over/(under) Expenditures:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272,381.13</b>	<b>\$ 272,381.13</b>	

Lakeside Plantation Community Development District  
Reconcile Cash Accounts

Reconciliation Date: 2/28/2011  
Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	10,196.81
Less Outstanding Checks/Vouchers	7,641.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,555.81
Balance Per Books	<u>2,555.81</u>
Unreconciled Difference	<u>0.00</u>

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

Reconciliation Date: 2/28/2011

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

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1757	2/23/2011	System Generated Check/Voucher	966.00	Lake Masters Aquatic Weed Control, Inc.
1810	5/15/2010	System Generated Check/Voucher	50.00	Mike Stewart
2201	2/16/2011	System Generated Check/Voucher	200.00	William Capozzi
2203	2/16/2011	System Generated Check/Voucher	6,025.00	District Management Services, LLC
2204	2/16/2011	System Generated Check/Voucher	200.00	Patricia Durham
2205	2/16/2011	System Generated Check/Voucher	200.00	Jane Gallo
Outstanding Checks/Vouchers			7,641.00	



864-02-01-00 50368 35 C 001 24 55 004  
LAKESIDE PLANTATION CDD  
2002 N LOIS AVE STE 507  
TAMPA FL 33607-2393

# Your consolidated statement

For 02/28/2011

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(800) 226-5228

### Small Business OnLine offers new features!

BB&T is pleased to announce the arrival of Small Business OnLine! This new online banking product offers all of the same online banking abilities as before, plus new features designed specifically for Small Businesses. Small Business OnLine gives you industry-leading online security and optional premium features, such as ACH/Wire and Manage Users, that enable you to customize your online banking experience to best suit your business. Please visit [www.bbt.com/smallbusinessonline](http://www.bbt.com/smallbusinessonline) to learn more!

## Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
BASIC PUBLIC FUND CHECKING		10,196.81	page 1
PUBLIC FUND MONEY RATE SAVINGS		679,080.91	page 2
<b>Total checking and money market savings accounts</b>		<b>\$689,277.72</b>	



## Checking and money market savings accounts

### ■ BASIC PUBLIC FUND CHECKING

\_\_\_\_ Former Account Number

#### Account summary

Your previous balance as of 01/31/2011	\$4,976.61
Checks	- 28,146.70
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 33,366.90
<b>Your new balance as of 02/28/2011</b>	<b>= \$10,196.81</b>

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/28	1758	6,283.00	02/08	2181	2,199.41	02/14	2190	400.00
02/01	*2163	562.10	02/07	2182	9,608.93	02/22	2191	79.99
02/01	*2167	966.00	02/09	2183	473.02	02/18	2192	95.14
02/01	2168	12.84	02/09	2184	15.67	02/15	2193	116.43
02/01	2169	600.00	02/09	2185	239.81	02/14	2194	87.56
02/07	*2177	255.00	02/04	2186	237.13	02/15	2195	50.00
02/04	2178	200.00	02/07	2187	147.00	02/16	2196	96.00
02/08	2179	212.83	02/14	2188	150.00	02/15	2197	199.40
02/08	2180	953.06	02/15	2189	1,063.62	02/16	2198	197.80

continued

▪ BASIC PUBLIC FUND CHECKING

continued) \_\_\_\_\_ Former Account Number

DATE	CHECK #	AMOUNT(\$)
02/23	2199	200.00
02/22	2200	200.00
02/23	* 2202	256.00

DATE	CHECK #	AMOUNT(\$)
02/22	* 2206	67.58
02/23	2207	750.00
02/22	2208	154.82

DATE	CHECK #	AMOUNT(\$)
02/24	2209	985.00
02/24	2210	31.56

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

Total checks = \$28,146.70

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
02/03	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	15,000.00
02/07	DEPOSIT	904.00
02/07	DEPOSIT	288.90
02/11	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	7,000.00
02/16	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	3,000.00
02/24	DEPOSIT	174.00
02/25	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	7,000.00
<b>Total deposits, credits and interest</b>		<b>= \$33,366.90</b>

\$230,000.00 available to depositors under the FDIC's general deposit insurance rules.

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

Lakeside Plantation Community Development District  
Reconcile Cash Accounts

Reconciliation Date: 2/28/2011  
Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	1,733.12
Less Outstanding Checks/Vouchers	335.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,398.12
Balance Per Books	<u>1,398.12</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Reconciliation Date: 2/28/2011

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>
2119	2/20/2011	Enter Cash Disbursements	185.00	Do All Rental
2121	2/26/2011	Enter Cash Disbursements	150.00	Ellen C Chene
Outstanding Checks/Vouchers			335.00	



864-02-01-00 50368 9 C 001 29 55 004  
LAKESIDE PLANTATION CDD  
ACTIVITIES ACCT  
2002 N LOIS AVE STE 507  
TAMPA FL 33607-2393

# Your account statement

For 02/28/2011

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#### ■ BASIC PUBLIC FUND CHECKING

— Former Account Number

#### Account summary

Your previous balance as of 01/31/2011	\$1,411.74
Checks	- 1,633.51
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,954.89
Your new balance as of 02/28/2011	= \$1,733.12

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
02/15	214	60.00	02/15	* 2113	386.69	02/23	2117	15.00	
02/08	* 2108	470.50	02/14	* 2115	350.00	02/25	2118	33.00	
02/07	* 2111	30.32	02/14	2116	200.00	02/24	* 2120	88.00	
								<b>Total checks</b>	<b>= \$1,633.51</b>

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

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/07	DEPOSIT	720.00
02/07	DEPOSIT	186.00
02/11	DEPOSIT	712.00
02/14	DEPOSIT	74.89
02/24	DEPOSIT	224.00
02/24	DEPOSIT	38.00
<b>Total deposits, credits and interest</b>		<b>= \$1,954.89</b>

In March of 2010, BB&T began waiving per item fees (Overdraft Paid Fees) incurred for ATM and debit card transactions if your account was overdrawn by less than \$5.00 at the end of posting. Please be aware that the waiving of the per item fees does not waive any other applicable service fees, including the Negative Account Balance fee.

The Negative Account Balance fee of \$33.00 is charged to your account if it remains negative for 7 consecutive days.



■ PUBLIC FUND MONEY RATE SAVINGS

\_\_\_\_ Former Account Number

**Account summary**

Your previous balance as of 01/31/2011	\$680,360.14
Checks	- 0.00
Other withdrawals, debits and service charges	- 32,000.00
Deposits, credits and interest	+ 30,720.77
Your new balance as of 02/28/2011	= \$679,080.91

**Interest summary**

Interest paid this statement period	\$178.28
2011 interest paid year-to-date	\$384.88
Interest rate	0.35%
Annual percentage yield (APY) earned	0.35%

**Other withdrawals, debits and service charges**

DATE	DESCRIPTION		AMOUNT(\$)
02/03	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	02-03-11	15,000.00
02/11	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	02-11-11	7,000.00
02/16	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	02-16-11	3,000.00
02/25	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	02-25-11	7,000.00
Total other withdrawals, debits and service charges			= \$32,000.00

**Deposits, credits and interest**

DATE	DESCRIPTION		AMOUNT(\$)
02/25	TAX DIST BARBARA FORD LAKESIDE PLANTATION		30,542.49
02/28	INTEREST PAYMENT		178.28
Total deposits, credits and interest			= \$30,720.77

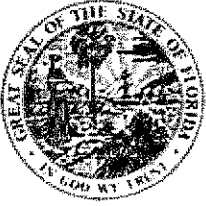
In March of 2010, BB&T began waiving per item fees (Overdraft Paid Fees) incurred for ATM and debit card transactions if your account was overdrawn by less than \$5.00 at the end of posting. Please be aware that the waiving of the per item fees does not waive any other applicable service fees, including the Negative Account Balance fee.

The Negative Account Balance fee of \$33.00 is charged to your account if it remains negative for 7 consecutive days.

As a client, you are in the best position to maintain an accurate and current record of your deposits and withdrawals. We encourage you to utilize information provided through your local BB&T Financial Center, BB&T ATM machines, BB&T Phone24, BB&T Online, and BB&T Mobile in maintaining your account record prior to writing a check, withdrawing cash, or initiating any electronic or debit transaction.

Effective December 31, 2010 through December 31, 2012; noninterest-bearing transaction accounts are insured in full by the Federal Deposit Insurance Corporation. This temporary unlimited coverage is in addition to, and separate from, the coverage of at least \$250,000.00 available to depositors under the FDIC's general deposit insurance rules.

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



**State Board of Administration**  
**LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL**  
**PARTICIPANT STATEMENT OF ACCOUNT**  
 FROM 2/1/2011 TO 2/28/2011  
**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
2/1/2011	BEGINNING BALANCE			133.49
2/7/2011	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	4.11	137.60
2/28/2011	EARNED INCOME	INTEREST	0.03	137.63
Totals:			4.14	137.63

**RECEIVED**  
 MAR 04 2011

002

BY: \_\_\_\_\_

137.63+  
 255.73+  
 393.36\*

**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 3/1/2010 TO 2/28/2011**  
**FUND B**  
 (formerly known as LGIP-B)  
**AGENCY ACCOUNT**

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

RECEIVED  
 MAR 13 2011

BY: \_\_\_\_\_

Date	Transaction Type	Description	Amount	Balance
3/1/2010	BEGINNING BALANCE			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
1/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.33)	259.84
2/7/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.11)	255.73
2/28/2011	PRINCIPAL BALANCE		(73.88)	255.73

% of Ownership:	0.00007243%
Ending NAV Balance: *	206.27
Unrealized Gain (Loss):	(49.46)

DISCLOSURE

Total NAV Fund B:	284,789,800.69
Reserve Account:	0.00
Total NAV for Participants:	284,789,800.69

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



BOND DEBT SERVICE

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

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

*280,000*  
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 \$ 2,005,000  
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**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 2/1/2011 Through 2/28/2011

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
1757	2/23/2011	Lake Masters Aquatic Weed Contr...	Monthly Service Treatment 2/1	966.00
1758	2/23/2011	Teal Lawn	Landscape Maintenance February 2011	6,283.00
2176	2/1/2011	District Management Services, LLC	February District Management Fee & Semi Monthly Bill Staff	9,816.67
2177	2/2/2011	DMK Associates	Prof. Services through 1/17	255.00
2178	2/2/2011	Patricia Durham	Supervisor Meeting Fee 1/13	200.00
2179	2/2/2011	Florida Power & Light Company	Electric Service 12/22/10-1/25/11	212.83
2180	2/2/2011	Florida Power & Light Company	Electric Service 12/22/10-1/25/11	953.06
2181	2/2/2011	Florida Power & Light Company	Electric Service 12/20/10-1/25/11	2,199.41
2182	2/2/2011	Lakeside Plantation CDD	Series 200-DS Acct# 6753360	9,608.93
2183	2/2/2011	North Port Utilities	Water Service 12/20/10-1/21/11	473.02
2184	2/2/2011	North Port Utilities	Water Services 12/20/10-1/21/11	15.67
2185	2/2/2011	North Port Utilities	Water Service 12/20/10-1/21/11	239.81
2186	2/2/2011	Patricia Durham	Reimbursement for Coffee Maker 1/10	237.13
2187	2/2/2011	Security Alarm Corp.	Security Alarm Service 2/1/11-4/30/2011	147.00
2188	2/9/2011	A-1 Superior Pest Control, Inc.	Pest Control Services 1/28	150.00
2189	2/9/2011	Babe's Plumbing, Inc.	Repair Women's & Men's WC /Backflow at the Tennis Courts	1,063.62
2190	2/9/2011	Calico Tractor Mowing	Mow Lakeside 1/25	400.00
2191	2/9/2011	Chandler Embroidery	Reimbursement for Computer Hard Drive	79.99
2192	2/9/2011	Culligan Water Conditioning of No...	Drinking Water,Cups & Hot/Cold Water Cooler - Jan	95.14
2193	2/9/2011	Milan M. Fiser	Reim Tennis Balls	116.43
2194	2/9/2011	MG Office Products, Inc.	Check Stock 2/2	87.56
2195	2/9/2011	Milan M. Fiser	Ball Machine Training Class 1/4	50.00
2196	2/9/2011	North Port Solid Waste District	3 Auto Containers 1/1-1/31/11	96.00
2197	2/9/2011	Sam's Club	Misc. Supplies & New Year's Eve Activities Event	199.40
2198	2/9/2011	Venice Gondolier Sun	Notice of Community Wide Sale 1/13-1/15	29.50
2199	2/9/2011	Venice Gondolier Sun	Notice of Public Hearing & Reg. Board Meeting 7/28 & 8/4/10	168.30
2199	2/16/2011	Bob Babik	Supervisor Meeting Fee 2/10	200.00

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 2/1/2011 Through 2/28/2011

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2200	2/16/2011	Judy Cabrera	Supervisor Meeting Fee 2/10	200.00
2201	2/16/2011	William Capozzi	Supervisor Meeting Fee 2/10	200.00
2202	2/16/2011	Constant Contact	Event & Email Marketing 2/11/11-3/10/11	40.00
	2/16/2011	Constant Contact	Event Marketing E-Mails Services -3/11/11-9/10/11	216.00
2203	2/16/2011	District Management Services, LLC	Semi Monthly Service for Staffing & Program Admin	6,025.00
2204	2/16/2011	Patricia Durham	Supervisor Meeting Fee 2/10	200.00
2205	2/16/2011	Jane Gallo	Supervisor Meeting Fee 2/10	200.00
2206	2/16/2011	Home Depot Credit Services	Misc. Hardware Supplies- Saw Blade,SAE Short Arm, PVC Boots	67.58
2207	2/16/2011	Milan M. Fiser	Adult Junior Clinic- Beginner/Intermediate - Jan 11	150.00
	2/16/2011	Milan M. Fiser	Junior Clinic- Beginner/Intermediate - Nov 10	100.00
	2/16/2011	Milan M. Fiser	Junior Clinics Beginner/Intermediate- Dec 10	100.00
	2/16/2011	Milan M. Fiser	Team Clinics Men's & Ladies - Dec 10	200.00
	2/16/2011	Milan M. Fiser	Team Clinics Men's & Ladies - Jan 11	200.00
2208	2/16/2011	Sparkle Brite Pool of North Port, ...	Chlorine & Supplies	154.82
2209	2/16/2011	Symbiont Service Corp.	WS Pool Heating Plan Maint - 3/3/11-3/3/12	985.00
2210	2/16/2011	Richard Terpstra	Reimbursement for DMS Postage & USB Kit	31.56
Report Total				43,413.43

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Activities

10102 - Cash-BB&T Activities A/C

From 2/1/2011 Through 2/28/2011

Check Number	Check Date	Vendor Name	Transaction Description	Check Amount
2113	2/12/2011	Herman's Meats	Food - Valentine's Event	386.69
2114	2/12/2011	Warm Mineral Springs	Gift Cards for Valentine's Event	60.00
2115	2/12/2011	Ronald D Pitris	DJ for Valentine's Event	350.00
2116	2/12/2011	Russell Caracappa	Prep work, server - Valentine's Event	200.00
2117	2/20/2011	Richard Terpstra - Reimburs...	Gift Card for Valentine's Event	15.00
2118	2/20/2011	Laura West	Bowls, Supplies for Events	33.00
2119	2/20/2011	Do All Rental	Decorations - Rental - Valentine's Event	185.00
2120	2/20/2011	Bella Napoli	Food - Pizza Night	88.00
2121	2/26/2011	Ellen C Chene	Murder Mystery	150.00
<b>Report Total</b>				<b>1,467.69</b>

Lakeside Plantation CDD  
 Profit & Loss by Job  
 February 2011

	Valentine's	Wine & Cheese	Pizza Night	Murder Mystery	TOTAL
Attendance:	71	53	22	55	146
Income					
Event Receipts	1,420.00	0.00	88.00	440.00	1,948.00
Total Income	1,420.00	0.00	88.00	440.00	1,948.00
Expense					
Expenses					
Entertainment	475.00	-		150.00	625.00
Food	976.37	120.38	96.36	151.45	1,344.56
Misc. Supplies	0.00	-	-	-	-
Decorations	218.25	-	-	-	218.25
Total Expenses	1,669.62	120.38	96.36	301.45	2,187.81
Net Income/(Loss)	(249.62)	(120.38)	(8.36)	138.55	(239.81)

# LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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

**Date: April 14, 2011**

**To: Lakeside Plantation Board**

**From: Peter Altman**

**Re: District Managers Report**

During the past month, DMS has made a number of personnel changes which we believe will improve the quality of services to our clients. Jinx Cole is now serving as our new Assistant District Manager for Peter Altman and will provide assistance to Supervisors in coordinating the activities of DMS and Peter Altman. We have also just hired David Wenck, who will lead our field services efforts to include the management of employee services to the District as directed by Peter Altman. Mr. Wenck has previously served as a CDD Board member and has first hand knowledge of the expectation and needs of Community Development Districts. We have completed the initial training and they will be introducing themselves to the Board over the days ahead.

The primary focus for management has been on the quick turnaround of the entrance feature design and several meetings have been held with the architect to ensure that design plans are available and allow for the winter residents to see the effort before their departure presumably to the north for the summer. Those drawings will be presented at the workshop and initial drawings are being sent by separate cover as they are completed.

The busy budget season is approaching and we are preparing presentations for the upcoming meeting to kick that process off.