

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 25, 2010**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

February 25, 2010 at 7:00 PM

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Bill Capozzi Gwynne Balson Ronald Bock David Polk Bob Babik
District Manager	District Management Services, LLC	Brian Lamb
District Attorney	Shumaker, Loop & Kendrick, LLP	William Cox
District Engineer	DMK	Dorian Popescu Sr.

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

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

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

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

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

ADDRESSING THE BOARD: When your name is called, please stand and state, for the record, your name and address. All comments shall be directed to the Board, not to a particular member thereof or to the general public. Persons addressing the Board during general public comment shall limit their remarks to five (5) 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.

February 17, 2010

Board of Supervisors
Lakeside Plantation Community Development District

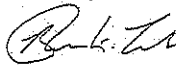
Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Development District will be held on **Thursday, February 25, 2010 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. Overview of Meeting Guidelines
 - B. Roll Call
 - C. Pledge of Allegiance
- 7:05 PM**
- 2. Audience Comments on Agenda Items**
- 7:35 PM**
- 3. Business Administration**
 - A. Consideration of the Minutes of Board of Supervisors Meeting on January 28, 2010 Tab 1
- 7:45 PM**
- 4. Business Items**
 - A. Benderson Request Regarding Fire District Parcel and Request for Direction Tab 2
 - B. Continuing Engineering Service Contract Consideration Tab 3
 - C. FY 2009 Audit Report (Separate Bound Document)
 - D. Compensation Request for Benefits of a Former Employee Tab 4
 - E. Event Captain/Volunteer Staff Procedure and Amendment to Resolution 2010-06 Tab 5
 - F. Reserve Study Proposal Tab 6
 - G. Capital Improvement Considerations (Access Control, Putting Green, Entrance Monument) Tab 7
- 9:15 PM**
- 5. Staff Reports**
 - A. District Counsel (No report – will not be present)
 - B. District Engineer (No report – will not be present)
 - C. District Manager
 - i. Managers Report Tab 8
 - ii. Amenity Report Tab 9
 - iii. Site Operations Report Tab 10
 - iv. Financial Statements Tab 11
- 9:30 PM**
- 6. Supervisor Comments and Request**
- 9:45 PM**
- 7. Audience Comments on Non Agenda items**
- 10:00 PM**
- 8. Adjournment**

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

Sincerely,



Brian K. Lamb,
District Manager

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**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Lakeside Plantation Community Development District was held on Thursday, January 28, 2010 at 7:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

1. CALL TO ORDER

Mr. Lamb called the continued meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Thursday, January 28, 2010 at 7:00 p.m.

A. Roll Call

Board Members Present and constituting a quorum:

Bill Capozzi	Chair
Gwynne Balson	Vice-Chair
Ronald Bock	Assistant Secretary
David Polk	Assistant Secretary
Bob Babik	Assistant Secretary

Staff members present were:

Brian Lamb	District Manager, District Management Services, LLC
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Audience members present were:

Several Residents	
Larry Fineberg	Benderson Development
Bill Murray	Benderson Development

**It is noted the District Counsel and District Engineer are not present due to lack of items.*

B. Overview of Meeting Guidelines

Mr. Lamb reviewed the meeting guidelines and informed the audience members to please state their names and spelling for accuracy for recording purposes and to be respectful as to time limitations for comments to allow others to address the Board.

C. Pledge of Allegiance

All present recited the Pledge of Allegiance.

2. AUDIENCE COMMENTS ON AGENDA ITEMS:

Carol O'Neal, 2432 Magnolia Circle, addressed the Board regarding the issue of staff overtime pay and other staff matters. (inaudible section)

Lorraine Domke, 1743 Scarlett Avenue, addressed the Board regarding a group of boys playing dominos in the card room during the time of scheduled events. Ms. Domke requests that each event be placed back on the calendar along with the time of the scheduled event and the room the event is schedule to take place; and also to have a contact person in the event there has to be a scheduling change. Ms. Domke also addressed the issue of Halloween and stated that adults and large amounts of kids from other communities who are "trick or treating" and fights have broken

50 out. Ms. Domke suggests not having outsiders come in the community to trick or treat for the
51 safety of the community and recommended handed out ticket to the residents to trick or treat
52 and/or put up road blocks to prevent outsiders from coming into the community. Ms. Domke
53 hopes that the Board can resolve this issue.
54

55 Kathy Brown, 1750 Scarlett Avenue, addressed the Board regarding the issue of the community
56 website which is currently down. Ms. Brown suggests having a resident of the community to
57 establish the website and train a staff employee to maintain the website. Ms. Brown mentioned a
58 resident James Basutta, who works for North Port Computer Tech that could be a possible
59 candidate to establish the website and train one of the staff members to maintain the website.
60 Ms. Brown recommends the Board to pursue this avenue for website maintenance.
61

62 Monica Lewis, 1550 Scarlett Avenue, addressed the Board and thanked Carrie Greus, the
63 clubhouse staff and activities volunteers for providing a variety of activities for the community.
64 Ms. Lewis stated the events she attended were well organized and reasonable in cost. Ms. Lewis
65 would like the Board to reconsider the office hours of the Clubhouse office, is it really necessary
66 to have the Clubhouse open 12 hours per day. Ms. Lewis stated she has spoken with other
67 residents regarding maintenance and improvements to the CDD assets. She stated the community
68 still needs pavers cleaned, repair work done around the spa, additional book shelves in the
69 library, permanent barrier in place of the temporary one, flooring in the clubhouse, signage in the
70 front and maintenance to the website and maintenance and a complete kitchen for the clubhouse.
71 Ms. Lewis stated the community needs the supervisors to focus on improvement projections for
72 the community and operations and procedures for the community.
73

74 A resident stated a request regarding a putting green project (Inaudible section)
75

76 John Reinstead, 1063 Joe Drive, addressed the Board regarding the website and adding links to
77 each of the various associations.
78

79 Ron Gillis made comment as to new shelving for the library and conditions and concerns for
80 safety and generally of the clubhouse use.
81

82 3. BUSINESS ADMINISTRATION

83 A. Consideration of Minutes of Board of Supervisors Meeting on November 19, 2009 84 (Tab 1)

85 Mr. Lamb stated he received comments regarding two supervisors who submitted revisions to
86 minutes with respect to the number of Supervisors being present and to strike line numbers 423,
87 424, 1119 from the minutes. Mr. Lamb captured the changes and the minutes have been
88 corrected as indicated.
89

90 MOTION TO:	Approve Board of Supervisors meeting minutes for
	November 19, 2009
91	
92 MADE BY:	Supervisor Bock
93 SECONDED BY:	Supervisor Babik
94 DISCUSSION:	with stipulated corrections.

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RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously
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B. Consideration of the Minutes of the Board of Supervisors Meeting for December 10, 2009 (Tab 2)

Mr. Lamb stated line number 33; the resolution number should read 2010-03 and the same with line number 38. Line 47, 136, 225 should reflect "5/0" and same with line number 339.

MOTION TO:	Approve Board of Supervisor meeting minutes for December 10, 2009
MADE BY:	Supervisor Polk
SECONDED BY:	Supervisor Balson
DISCUSSION:	with stipulated corrections.
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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4. BUSINESS ITEMS:

A. Fire District Property Request (Tab 3)

Mr. Fineberg with Benderson Development addressed the Board regarding Woodlands Office Park. Mr. Fineberg stated Benderson Development has secured an educational user for a portion of its Woodlands office park located at Toledo Blade Boulevard and Panacea Boulevard. In order to provide a protected athletic field with safe access for the students, Benderson has proposed filling a portion of the existing retention pond on Sycamore Street adjacent to the new facility while continuing to utilize the site for storm water drainage through an underground pipe system. To replace the section of the existing pond to be filled, Benderson has approached the City of North Port requesting to utilize a portion of the proposed fire station site on Sycamore Street (the "Fire District Property") for a new retention pond. The Fire District Property is located within the Lakeside CDD and was given to the City with the condition that the site be used for a fire station. The City has no plans to construct a fire station on that site and supports location of the retention pond on the parcel.

Mr. Fineberg introduced Mr. Bill Murray, Director of Engineering with Benderson Development. Mr. Murray referred to a map of the area in question (*map displayed at meeting*) and explained the nuances of Benderson Development's proposal with respect to the retention pond and storm water drainage. Mr. Murray reiterated they will not be changing any of the hydraulics by filling in a portion of the pond; and the existing pond is not tied to any of the District's systems to date and will not be tied to the District's system in the future. Mr. Murray stated in order to proceed with their proposed changes they would need to change the deed to the fire station. He stated the City is in favor of their proposal and has no objection. They will need to get a City approval to fill the pond and they would also need approval from SWFMD to change the configuration of the pond. The end result is there is *no* adverse effect on anybody's property.

138 Mr. Fineberg clarified the deed is currently restricted to fire station use only and they are asking
139 to modify the deed to include a retention pond and fire station. Mr. Fineberg reviewed and
140 highlighted the affects of the modification and benefits of the modification.
141

142 It was questioned how many truck loads would be taken out of the pond. Mr. Fineberg stated
143 approximately 100. The wear and tear on Sycamore was questioned. It was clarified that any
144 damages done to Sycamore would be incurred and repaired at the expense of Benderson
145 Development. The taxes on the property were questioned. It was clarified if the City decided it
146 was not going to put a fire station on the property, the property would revert back to the CDD
147 and as the owners of the property the CDD would be responsible for paying taxes to the City.
148 Mr. Fineberg stated the retention pond would serve as a natural buffer and the proposed use of
149 the building as a charter school would serve as an asset to the community. The maintenance of
150 the retention pond was questioned. It was clarified that Benderson Development would be
151 responsible for the maintenance of the retention pond. Further discussion ensued regarding the
152 maintenance, responsibility and presence of the retention pond.
153

154 Mr. Lamb reviewed the "Release of Reverter" highlighting the end use of the reverter which
155 states "If the premises should cease to be used as a fire station, the ownership of the subject
156 premises shall revert to the Grantor". Mr. Lamb also reiterated going through this process he
157 will be seeking Engineering and Legal advice and Benderson will compensate for any costs
158 incurred during this transaction.
159

160 Mr. Fineberg reiterated his purpose for being present at the meeting was to request from the
161 Board some action with respect to modifying the deed to include a storm water retention pond
162 with fire station on the property and granting to the ability to a couple of the representatives
163 (Brian Lamb and Bill Capozzi) to act and negotiate on behalf of the District. Mr. Fineberg
164 suggested holding a "special meeting" approximately two weeks from today to finalize the deed
165 documentation and Benderson would incur any costs associated with holding a special meeting.
166 Mr. Fineberg also reiterated that Benderson is on short time line in an effort to get the school
167 open by the next school term.
168

169 It was suggested to have a workshop to include the residents to get their opinions on the
170 proposal. Mr. Lamb stated this could be accommodated at the special meeting along with getting
171 the initial details out to the Board to evaluate the pros and the cons; and also amend the proposal
172 where necessary. Mr. Lamb stated this process will give the Board the opportunity to ensure to
173 stipulate the level of services, maintenance requirements for the aesthetic control on the pond
174 and monetary compensation to go through this process. Mr. Lamb stated this will also allow
175 DMS to come back to the Board with a professional presentation from a management
176 prospective with their recommendations and the input of the District Counsel and District
177 Engineer.
178

179 Mr. Murray elaborated on the design structure stating the initial structure that was put on pipes
180 underneath the entrance drive; the engineer designed them as a filtration system to filter the
181 water prior; after several discussions with the City, representative of the community and a
182 SFWMD they removed the structures. So there was no possible future play; they felt they were
183 designed properly but the ramifications were some flooding areas that should not have occurred.

184 The system Benderson is proposing is not tied in the District's system; their system will drain
185 directly into the swells. The water that is stand in front of the office buildings will be repaired
186 and there will be no standing water. The contractor has not finished construction of the swell
187 across the area where wetland area is on the CDD property. The system is designed in
188 accordance with SWFMD requirements and is a 25 year storm not a 100 year storm which will
189 prevent standing water.

190
191 Mr. Lamb stated the action he is seeking is two-fold; who you would like to appoint in
192 preparations for the details for a town hall meeting then after the town hall meeting address some
193 of the residential concerns, address some of the Board's concerns and come up with a
194 recommendation from your professional staff then move forward.

195
196 Discussion ensued regarding holding a workshop/town hall meeting prior to the special meeting.
197

198 Mr. Lamb suggested having a continuing meeting after this meeting and then send an e-mail blast to
199 the residents stating a special meeting will be held (outlining the date, time, location and topic of
200 discussion) and there will be a town hall meeting prior for discussion with the professionals
201 available to engage the audience questions; and then proceed with the Board meeting to determine
202 the appropriate action. It was concluded to continue the meeting in session. Mr. Lamb will be
203 responsible for forwarding an electronic copy of the Benderson proposal to the Board for them to
204 review.

205
206 Discussion ensued regarding the ownership/transfer of Sycamore. Mr. Lamb stated this could be
207 one of items to address during the special meeting.
208

209 **B. Staffing Considerations (Tab 4)**
210

211 Mr. Lamb reviewed the memorandum on Staffing Considerations addressed to the Board on
212 January 25, 2010. Mr. Lamb stated he has spent a great deal of time with the Amenity Manager,
213 Amenity Supervisor and Facility Manager to gain an understanding of where the District is at
214 this point with respect to staffing needs. Mr. Lamb recommends the aforementioned employees
215 report directly to the District Manager. He feels these employees may cause a liability to the
216 CDD with respect lawsuits and other issues; he feels there is a value in contracting out these
217 employees. Mr. Lamb stated he would like the Board to appoint DMS to provide staffing and
218 program administration for both the recreation and facility operations with current staffing levels
219 identified as

- 220 • Facility Maintenance Services – 80 hours a week (current)
 - 221 • Event and Recreation Services – 73 hours a week (current)
- 222

223 DMS will evaluate, provide, administer and train all staffing necessary to cover current levels of
224 service. DMS will provide and present standard operating procedures, policy recommendations,
225 monthly reports and educational materials, DMS will provide a website, administration and
226 newsletter as a condition of the offer and DMS will evaluate service level needs and propose
227 adjustments to current program. Mr. Lamb stated DMS is prepared to commence immediately
228 and would offer this in a 90 day trial period to evaluate if this is a program the Board would like

229 to install long term or other alternatives. The fee for service would be payable in semi-monthly
230 installments and within your current budgeted allotments for staffing.

- 231 • FY 201 Allotments for Staffing - \$144,598
- 232 • DMS – Semi-Monthly Service Fee Proposal - \$12,050

233
234 Mr. Lamb stated he would like to justify what the needs are of the clubhouse with respect to
235 staffing and hours. Mr. Lamb reiterated to the Board they would be surprised at what DMS
236 could accomplish in a 90 period as recommendations and the Board would see a substantial
237 change with operations of the clubhouse. DMS would like to propose some programs and plans
238 and work through the staff that DMS would provide. After the 90 days the Board can do an
239 evaluation of services provided and decide whether they would like to continue on or not. Mr.
240 Lamb is recommending the current staff become District Management Service employees and
241 their direct supervision would be through DMS and directions, comments and consideration
242 would come through DMS. This is an effort to relieve the Board of the day to day operations,
243 create a better community and relieve the District of any liability issues associated with
244 employees.

245
246 Mr. Bock questioned when the staffing transition change. Mr. Lamb clarified it the transition
247 could take place immediately or whatever the Board decides.

248
249 Ms. Balson questioned \$3,500 line item for the website. Mr. Lamb clarified the administration
250 for the website is not that hard and it's something that the staff can update the data base and it
251 will be keeping in line with the originally proposed statue of DMS.

252
253 Mr. Bock stated he appreciated the 90 day trial period because it offers an opportunity for the
254 Board to monitor the transition of staffing and it does not leave the Board powerless.

255
256 Mr. Lamb stated he wanted to maintain the spirit and integrity of the community.

257
258 Mr. Polk stated he was all for the proposal.

259
260 Mr. Capozzi wanted to clarify if the fee would be paid monthly not semi monthly. Mr. Lamb
261 stated that is negotiable. It was concluded DMS would be seeking \$6,025 every two weeks on
262 the 1st and the 15th.

264	MOTION TO:	Accept DMS proposal allowing the District Manager
265		to be the responsible entity and point of contact to
266		administer policy, programs, employees and services.
267	MADE BY:	Supervisor Polk
268	SECONDED BY:	Supervisor Babik
269	DISCUSSION:	None further
270	RESULT:	Called to Vote: motion PASSED
271		5/0 - Motion passed unanimously (1:15:16)

272

273 **C. Consideration of Paving Proposals (Tab 5)**

274 Mr. Lamb referred the Board to the memorandum submitted to the Board regarding "Paving
275 Proposals" under tab 6 of the meeting book. Mr. Lamb stated as they continue to receive the
276 bank accounts and bank statement, it may be premature to move forward but he does think it is a
277 good program. Mr. Lamb stated as a priority DMS will providing a proposal for reserve study,
278 which is the same item an HOA would do in looking at assets, determining life spans and
279 appropriately budgeting for replacements and give you a 30 year horizon on when you should
280 doing it. Mr. Lamb will be responsible for getting proposals from various companies for the
281 Board to review, consider and evaluate.
282

283 Mr. Babik recommended reviewing the rest of the paving areas after a reserve study was
284 evaluated and all areas were reviewed. Mr. Lamb questioned Mr. Bock on what it would take to
285 facilitate that activity and if there was any harm in waiting. Mr. Bock stated it needed to be done
286 within the next three months in certain areas.
287

288 Continued discussion ensued regarding the expenses of the paving proposal. Mr Capozzi stated
289 the parking lot for the clubhouse we can afford to do but the rest of it we can't because it is
290 \$209,000 which is a part of the funds that have not been released to date. Mr. Lamb stated in
291 order to get the funds released he get to a special gold seal signature from the bank; he expects
292 the funds to be deposited to the new bank by next Friday. Mr. Lamb stated he recommends
293 tabling the other areas until we have a professional provider reserve study. Mr. Lamb stated he
294 would be working in close proximity with Mr. Bock and all he needs at the point is a number not
295 to exceed; he will be responsible for evaluation the proposal and conditions to see if it is
296 warranted or not. Further discussion ensued regarding the repaving of the parking lot.
297

298	MOTION TO:	Approved the repaving of the parking lot in an
299		amount not to exceed proposals as received
300	MADE BY:	Supervisor Polk
301	SECONDED BY:	Supervisor Capozzi
302	DISCUSSION:	None further
303	RESULT:	Called to Vote: motion PASSED
304		5/0 - Motion passed unanimously (1:20:31)

305
306 **5. STAFF REPORTS:**

307 **A. District Counsel**

308 Not present for comment due to lack of item

309 **B. District Engineer**

310 Not present for comment due to lack of item.

311 **C. Activities/Clubhouse Coordinator**

312 Not present for comment due to lack of item.

313 **D. District Manager**

314 **1. Manager's Report (Tab 6)**

315 Mr. Lamb referred to his memorandum to the Board regarding his Manager's Report under tab 6
316 of the meeting book. Mr. Lamb outlined DMS has received electronic and hard copies of the

317 District's Administrative and Financial Records. In addition, DMS has notified the appropriate
318 entities as to the change. DMS' top priority this quarter will be to review efficiency in
319 operations so that DMS can work towards the next phase of analysis of existing rules, policies
320 and procedures to minimize any exposures we may identify. Providing we are complete with the
321 operational review at the end of the first quarter, we are reserving the second quarter of 2010 to
322 review financial data and provide recommendations as we move along our budget process. The
323 third and fourth quarters of 2010 will be reserved for the financial and future planning for the
324 community. Mr. Lamb stated the funds in the District's budget dictate the level of services for
325 the community. Mr. Lamb stated some of things DMS wants to look at are investment earnings,
326 current rates on the District's bonds and a Capital Improvement Program. Mr. Lamb stated he
327 will be presenting a higher level of expectations and it will be up to the Board to tell DMS where
328 you would like target for the future. Mr. Lamb stated the budgeting process will begin in April
329 and he will be seeking comments and feedback from the Board and from the residents.
330

331 **6. BOARD MEMBER REPORTS:**

332 Mr. Lamb stated with relinquishing the governance of the staff to DMS now would be the time to
333 unwind some of the responsibilities of the Board Members with respect to the following reports.
334 Mr. Lamb reiterated to the Board he greatly appreciates all the work that has been done by the
335 Board but as District Manager he would like these reports to come him. Mr. Lamb stated he
336 would like to continue the work with the Board Members during the transition with respect to the
337 oversight of the activities that were historically supervised by individual Board Members.
338

339 **A. Bill Capozzi**

Chairs Report & Finances

340 No report at this time
341

342 **B. Gwynne Balson**

Security Cameras, Pass key Cards, Activities & Safety

343 Ms. Balson commented regarding status on reconciliation of the accounts and items that
344 appeared to be deposited improperly. Mr. Lamb stated the intent is that all accounts will be
345 switched over to BB&T. It hasn't happened due to the transition in management companies.
346 The Board requested those account be shut down in November or December and they were not.
347 Discussion ensued regarding transactions to the account. It was questioned if the activities
348 account would remain in-house. Mr. Lamb stated the activities account would remain in-house.
349 He also stated these are reasons why he wants to get more involved with the accounting
350 operations. Mr. Lamb stated he did not want to put the employees on bank card for liability
351 issues or he would designate the appropriate person. Ms. Balson distributed information
352 regarding a security camera. She stated she utilized monies that the Board authorized to
353 purchase a new second security monitor. The fee for the second monitor installed was \$419.
354 The purchase of the necessity of the monitor was questioned. Mr. Balson stated the reason for
355 purchasing the specific placement of the monitor was to let people know that we had surveillance
356 in that particular area. Further discussion ensued regarding the security monitor, cost, the
357 necessity and how to proceed with the security monitors. Mr. Lamb stated with DMS overseeing
358 some of these programs DMS will be making recommendations and there will be a standard
359 form of operating procedures that the District needs to be in compliance with. Mr. Lamb stated
360 if the District wants a camera system with a "do not exceed amount" he can compile a report for
361 the Board so they understand the dynamics.
362

363 MOTION TO: Approve the District Manager investigate the
364 information the video surveillance not to exceed
365 \$450.
366 MADE BY: Supervisor Polk
367 SECONDED BY: Supervisor Balson
368 DISCUSSION: None further
369 RESULT: Called to Vote: motion PASSED
370 OPPOSED BY: Supervisor Capozzi and Supervisor Bock
371 3/2 - Motion passed unanimously (1:40:45)

372
373 Ms. Balson distributed information regarding pass keys for the Board to review. Ms. Balson
374 requested this item to be reviewed by the Board with system representative present at a workshop
375 meeting to answer resident questions. Ms. Balson briefly commented on the distribution of the pass
376 keys and who would have access to various rooms. Mr. Lamb stated he will provide a
377 memorandum regarding this issue because he has experience in converting clubhouses with this
378 type of system as suggested. Mr. Lamb stated he will be identifying the cost and value of the
379 system and will be providing a full presentation to the Board for review.
380

381 **C. Ron Bock Grounds and Pools**

382 Mr. Bock stated the work for set up for the hole around the hot tub, further comments were made
383 as to pressure washing and repairs around the hot tub. Mr. Lamb stated assuming there are
384 sufficient funds DMS will move forward to fill the hole around the hot tub in an effort to
385 preserve the asset. He also stated this will be a condition of the standard operating procedure for
386 maintenance activities going forward which will be identified in the reserve study. Mr. Bock
387 also mentioned the mounting of the security camera and the placement in relation to the new
388 automatic external defibrillator (AED). Mr. Lamb stated DMS will be evaluating the security
389 camera placement and making a recommendation.
390

391 Mr. Bock addressed the AED training and getting five people trained for free. Tentatively it was
392 scheduled for February 13th on a Saturday for employees and they have the option of attending.
393 He recommended putting up a sign up sheet for anyone else that would be interested in attending
394 and providing CPR lessons. The cost after the first five is \$35 per person. He suggested
395 spending "x" amount of dollars to get other people trained for CPR and use of the machine. It
396 was suggested maybe the tenants counsel would like to get involved in the training. Discussion
397 ensued regarding who should be trained and payment for the training. It was consensus five
398 members of the staff would attend the training and the five Board members would attend which
399 would be the first 10; then implementing a cap on the dollar amount (\$400) and the District
400 would pay half for residents and people who are members of the tennis club would have to the
401 full fee. Mr. Lamb stated he could coordinate this effort from the local office and a feel for
402 where the Board wants to go; and for future benefits we could look at some ongoing training
403 schedule so members of the community could attend, advice them of what the date and schedule
404 it. It was concluded the event will be held on Saturday, February 13 at 1:00 p.m. at the Lakeside
405 Plantation Clubhouse. Mr. Lamb will be responsible for posting the information on the
406 community calendar.

450 Further discussion ensued in an effort to resolve the reconstruction of the library in a short
451 term capacity.
452

453	MOTION TO:	Authorized the Management Team to facilitate the
454		request for additional storage not to exceed \$3,000.
455	MADE BY:	Supervisor Babik
456	SECONDED BY:	Supervisor Polk
457	DISCUSSION:	None further
458	RESULT:	Called to Vote: motion PASSED
459		5/0 - Motion passed unanimously (2:05:00)

460
461 Ms. Balson requested to include the financials with a kept line for bonus and activity
462 accounts and a master account. She also wanted her agenda bound different and a copy for
463 the library. Mr. Lamb will be responsible for a 3-ring binder for the library.
464

465 Mr. Babik stated on November 29th he e-mailed Carrie a request for a cost analysis of each
466 event that is sponsored by the clubhouse; which should have included an estimated pre-cost,
467 the actual cost incurred of each event beginning in December. The report should include all
468 results of each 50/50 drawing occurring and all events manage for the preparation of each
469 event and should be included with expenses freely identified as such. Also included a copy
470 of all receipts pertaining to each event and he has not received them to date. Mr. Lamb stated
471 he received something to that effect but he has been unable to respond because he had been
472 on the road all day. He also stated from a policy stand point the Board should be able to
473 view all financials or separate reports and how events are being funded and performances of
474 the attendees so you can engage the level of services and what you budgeted for. Mr. Lamb
475 stated he will have that information for the next meeting and e-mail a copy out to each of the
476 Board members.
477

478 Carol O'Neal, 2432 Magnolia Circle addressed the presentation from Mr. Fineberg with
479 Benderson Development regarding the location of the playground. Mr. Lamb referred to the
480 map Mr. Fineberg left behind and explained the location of the playground and gas station.
481

482 A resident at 1743 Scarlett Avenue addressed the land for the fire department. Mr. Lamb
483 stated the land ownership has not been outlined to date with respect to the City or the Fire
484 District.
485

486 A resident at 1984 Scarlett Avenue expressed her concern regarding the fire station. She
487 stated when the engineers are doing their construction of be careful because of the adjacent
488 property and possible flooding.
489

490 Mr. Lamb stated there was no consideration for a putting green that was requested earlier in
491 the meeting. Mr. Lamb will be working on an overview for the putting green to present at
492 the next Board meeting.
493

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Mr. Lamb mentioned two items that would be on the next agenda, which are: audience comments to help facilitate a town hall meeting in accordance with the "Florida Sunshine Law" and afterwards a formal meeting of the Board to review considerations and determine actions.

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MOTION TO:	Approve holding a town hall meeting for the Lakeside Plantation CDD on Thursday, February 11 th , 2010 at 7:00 p.m. and the Supervisors of the Board to meeting immediately afterwards.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Polk
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (2:20:00)

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CONTINUATION:

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MOTION TO:	Continue meeting with a town hall meeting for the Lakeside Plantation CDD on Thursday, February 11 th , 2010 at 8:00 p.m. and the Supervisors of the Board to meeting immediately afterwards.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Polk
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously (2:22:20)

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**These minutes were done in summary format.*

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**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.*

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

Signature

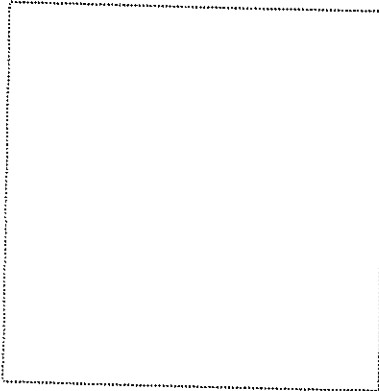
Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

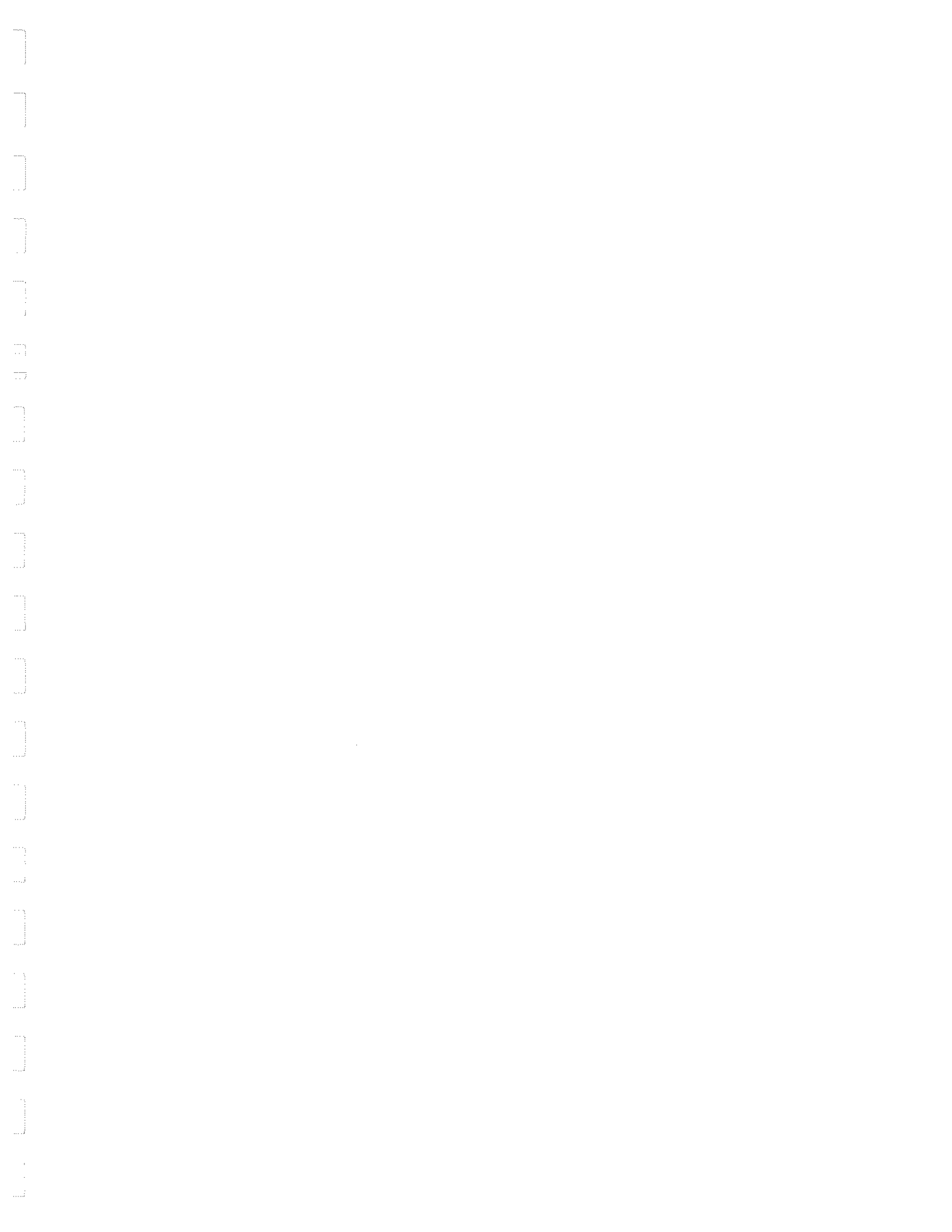
Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator

Signature

Date



**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 17, 2010
Re: Benderson Request for Fire District Parcel

Please note that Benderson has formally withdrawn the request after the board direction as provided at the continued meeting February 11, 2010 to address this matter. The motion to evaluate the CDD receiving the property from the Fire District, providing the 1+/- acre for the lake area, reserving the right to sell the land for a fair market value encumbered with the lake, easements, CDD debt and operational assessments equivalent to adjacent commercial parcels was not consistent with what was hoped for by the requestor. Please refer to my February 16th e-mail regarding this matter as sent to the board advising of the Benderson request to formally withdraw.

In continuance with this matter, we have arranged a meeting with the City Manager, City Attorney and Fire Chief to discuss the assessability of the parcel owned by the Fire District and intent of the Board on a go forward basis. This meeting will be held on February 25th and details will be made available at the CDD Board meeting. A potential outcome may be that the Fire District would declare the parcel as surplus and exercise the reverter clause conveying the land back to the CDD prior to assessments being imposed. The attendees for the meeting from the District will be limited to the District Manager and Supervisor Bock pursuant to the Boards previous direction and intent regarding this matter.

Based on the details of the discussion, we may seek an amount for legal and other professional fees to provide the Board with a comprehensive report on the process along with a brokers opinion of value for the land. This should include a financial summary as to "land banking" the property to a point in time where values may make sense for sale in relation to carry cost associated with the property.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 17, 2010
Re: District Engineer Contract

Please note in review of the engineering service contract that was set up as a continuing contract had a provision within Section 1.1 providing an expiration date of March 22, 2009. In review of the file, it appears that the intent was to have a continuing service contract with DMK and that the contract was modified as originally provided by the vendor.

We would propose that the Board authorizes DMS and the Chair to bring back a continuing service agreement to address this oversight as the District has selected this firm pursuant to those selection processes as required in FS 287. The form of the contract for recommendation is attached hereto and is of a form used in many other Districts to protect our interest regarding engineering service matters.



**NON-EXCLUSIVE CONTINUING CONTRACT BETWEEN OWNER AND CONSULTANT
FOR CIVIL ENGINEERING SERVICES**

THIS AGREEMENT, made this 22nd day of March, 2007, between Lakeside Plantation Community Development District (hereinafter called the "Owner") and DMK Associates, Inc. (hereinafter called the "Consultant"):

WHEREAS, the Owner desires to contract with an engineering firm on a non-exclusive continuing contract basis for the providing of civil engineering services (hereinafter referred to as "professional engineering services") for Owner assigned projects.;

WHEREAS, the Owner is authorized under Florida law to enter into such continuing contracts;

WHEREAS, the Consultant was chosen by the Lakeside Plantation Community Development District, and the Owner and Consultant desire to enter into this Agreement to memorialize the terms under which Consultant will provide professional engineering services on Owner assigned projects during the term of this Agreement;

In consideration of the mutual covenants contained herein, the Owner and Consultant agree as follows:

ARTICLE 1

TERM OF AGREEMENT AND RIGHT TO TERMINATE

- 1.1 Subject to the right of termination contained in paragraph 1.2, this Agreement is valid for a period of Two (2) years from the date of signed contract.
- 1.2 In accordance with Florida Statute 287.055(2)(g), this Agreement may be terminated by the Owner, with or without cause, at any time, by Owner providing the Consultant with thirty (30) days notice of such termination in writing. Termination of this Agreement by the Owner shall not terminate any contractual agreement Owner and Consultant may have with respect to a particular project which had previously been assigned to Consultant, unless the notice of termination so provides.
- 1.3 This Agreement represents the entire agreement between the Owner and the Consultant as to the scope of services contemplated by this Agreement and supersedes all prior negotiations, representations or agreements. However, if, as more specifically set forth herein, a proposal as to a particular project is accepted, the parties' relationship as to that project shall thenceforth be governed by the proposal, the purchase order issued by the Owner for that particular project and the terms of this Agreement.
- 1.4 Consultant acknowledges and understands that the projects contemplated by this Agreement are being constructed on property owned by the Owner, which property may at various times during construction be occupied. Accordingly, in order to secure the property, and otherwise comply with applicable law, the Consultant agrees to the following provisions and also agrees that the failure to comply with any of these provisions may result in the termination of this Agreement:



- (a) **Unauthorized Aliens.** Owner considers the employment of unauthorized aliens by the Consultant, or any of its subcontractors, a violation of Section 274A(e) of the Immigration and Naturalization Act. If it is determined that an unauthorized alien is working on the Project, the Consultant shall take all steps necessary to remove such unauthorized alien from the property and the project. Owner shall have the right to terminate this Contract if the Consultant does not comply with this provision.
- (b) **Possession of Firearms.** Possession of firearms will not be tolerated on the project or the Owner's property. No person who has a firearm in their vehicle may park their vehicle on the Owner's property. Furthermore, no person may possess or bring a firearm on Lakeside Plantation property. If any employee/independent contractor of the Consultant, or any of its sub-contractors, is found to have brought a firearm on to the Owner's property, said employee/independent contractor shall be removed and terminated from the project by the Consultant. If a sub-contractor fails to terminate said employee/independent contractor, the Consultant shall terminate its agreement with the sub-contractor. If the Consultant fails to terminate said employee/independent contractor or fails to terminate the agreement with the sub-contractor who fails to terminate said employee/independent contractor, this Agreement may be terminated by the Owner. "Firearm" means any weapon (including a starter gun or antique firearm) which will, is designed to, or may readily be converted to expel a projectile by the action of an explosive; the frame or receiver of any such weapon; any destructive device, or any machine gun. Powder actuated construction nailers and fasteners are excluded from this definition.
- (c) **Criminal Acts.** Employment on the project by the Consultant, or any of its sub-contractors, of any employee, or independent contractor, with any prior convictions of any crimes against children, crimes of violence or crimes of moral turpitude will not be tolerated. If it is determined that any person with such criminal history is on the project site, the Consultant agrees to take all steps necessary to remove such person from the project and the property. Owner shall have the right to terminate this Agreement if the Consultant does not comply with this provision.
- (d) **Sexual Predators/Sexual Offenders.** In order to insure that no sexual predators or sexual offenders are working on the project site, Consultant shall perform a query of all its employees/independent contractors working at the project site, and require all of its sub-contractors to perform a query of their employees/independent contractors working at the project site, against the Florida Department of Law Enforcement Sexual Predator/Offender Registry (www.fdle.state.fl.us). Any person who is on the Sexual Predator/Offender Registry shall not be allowed on the project, and Consultant shall immediately remove such person from the project and the property. Consultant shall, upon request by the Owner, provide evidence that such queries have been done on all personnel working at the project site. Owner shall have the right to terminate this Agreement if the Consultant, or any sub-contractor, does not comply with this provision.
- (e) **Possession/Use/Under the Influence of Mind Altering Substances.** Possession/use and/or being under the influence of any illegal mind altering substances, such as, but not limited to alcohol and/or substances delineated in Chapter 893, Florida Statutes, by Consultant's employees/independent contractors or its sub-contractors' employees/independent contractors will not be tolerated on the Owner's property. If any employee/independent contractor is found to have brought and/or used or is under the influence of any illegal mind altering substances as described above on the Owner's property, said employee/independent contractor shall be removed and terminated from the project by the Consultant. If a sub-contractor fails to terminate



said employee/independent contractor, the Consultant shall terminate its agreement with the sub-contractor for the project. If the Consultant fails to terminate said employee/independent contractor or fails to terminate the agreement with the sub-contractor who fails to terminate said employee/independent contractor, this Agreement may be terminated by the Owner.

ARTICLE 2

SCOPE OF CONSULTANT'S SERVICES

- 2.1 Consultant shall diligently and in a timely manner perform professional civil engineering for a variety of projects which may be assigned by the Owner's designated representatives.
- 2.2 After assignment of a specific project by the Owner's designated representative, the Consultant will consult with the Owner's representative to determine and define the Owner's requirements and the Consultant's responsibility for such project. The Owner shall identify the project and shall define the responsibility of the Consultant for work performed on the project. Consultant shall then supply Owner's designated representative with a proposal for the work contemplated by the assigned project. The proposal shall include a detailed description of the scope of work, a total price for the work based on the fee schedule and the unit pricing schedule (Exhibit "A" hereto) and, if requested, a completion schedule.
- 2.3 If the Owner accepts the proposal, the Owner shall issue a purchase order for the work. The proposal, the purchase order, and this Agreement shall then govern the relationship between the parties as to the assigned project.
- 2.4 The services of the Consultant may involve design preparation and/or review, inspections, consultations, and recommendations as may be appropriate. As work progresses, and upon completing the professional engineering services at various stages of each project, the Consultant will promptly make written reports of his findings describing the project, work performed and results of such work, together with any pertinent observations that should be brought to the attention of the Owner. Unless otherwise agreed between the parties, the Consultant will make four (4) copies of such reports which will be mailed directly to the Owner's designated representative. All reports will become the exclusive property of the Owner and may be used as the Owner determines.
- 2.5 Familiarity and Compliance with Governmental Laws & Requirements
 - (a) The Consultant shall be familiar with and comply with applicable state laws, statutes, building codes, rules and regulations and lawful orders of governmental, public and quasi-public authorities and agencies having jurisdiction over any Owner assigned Project or in any way affecting the professional consulting services.
 - (b) The Consultant shall be familiar with and comply with Federal laws, rules and regulations that may in any way affect the Work, including but not limited to the following:



receive and process communications and paperwork, examine invoices and coordinate submittal to Owner's Board for approval, examine reports, estimates, proposals or other documents presented by the Consultant, and represent the Owner in the day-to-day conduct of the project. The Consultant will be notified in writing of the representative and of his/her designee or any changes thereto.

ARTICLE 4

PAYMENTS TO CONSULTANT

- 4.1 The Owner agrees to pay the Consultant for work completed and reported by the Consultant on an hourly basis pursuant to the fee schedule and the unit pricing schedule for required testing in accordance with attached Exhibit "A".
- 4.2 For each project, Consultant agrees to submit an invoice covering the work completed and reported with detail satisfactory to the Owner describing the work performed during the applicable period. Owner agrees to pay said invoices within fifteen (15) days of approval. Consultant agrees that such invoices shall be submitted on a monthly basis.

ARTICLE 5

DISPUTE RESOLUTION

- 5.1 All claims, disputes and other matters in question between the Consultant and Owner arising out of or relating to this Agreement, any subproject assigned in accordance with this Agreement, or Contract Documents shall be resolved by mediation or litigation in the Circuit or County Court in and for Sarasota County, Florida. Any reference herein to arbitration is deemed void.
- 5.2 Unless a delay in initiating or prosecuting a claim, dispute or other matter in question between the Consultant and Owner arising out of or relating to this Agreement would irrevocably prejudice the Owner or the Consultant, any such matter which is not resolved by direct discussions between the parties shall be submitted to mediation under the Florida Rules of Civil Procedure or such other rules as the parties may promptly agree to employ, before recourse to litigation. The Owner and the Consultant shall, within ten (10) days of the request of either party for mediation, agree in writing as to the identity of the mediator. If the parties do not agree, the Consultant shall designate a mediator from the list of approved mediators for the Twelfth Judicial Circuit in and for Sarasota County, Florida.
- 5.3 The parties agree to conduct and conclude mediation proceedings under this Article within thirty (30) days from the initiation of same by request of one of the parties. In the event that such proceedings have not been successfully concluded with such period, either party shall have the right to initiate further dispute resolution proceedings including litigation.
- 5.4 Provided the parties comply with the requirement of this Agreement for providing notice of the existence of a claim or dispute, no delay in disposing of such claim or dispute while the parties pursue resolution as provided in this Article shall prejudice the rights of either party; however, nothing contained in this Article shall be deemed to relax any requirement for the giving of notice between the parties.



ARTICLE 6
INSURANCE

Before performing any contract work, CONSULTANT shall procure and maintain and assure any of its subcontractors procure and maintain insurance as provided below during the life of this Agreement, unless otherwise specified. The policies shall be written on forms acceptable to the Owner, and placed with an insurance carrier approved and licensed by the Insurance Department of the State of Florida, and meet a minimum financial AM Best and Company rating of no less than "Excellent": VII.

6.1 WORKERS' COMPENSATION: CONSULTANT must comply with F.S. 440, Workers' Compensation and Employees' Liability Insurance with minimum statutory limits.

6.2 COMPREHENSIVE GENERAL LIABILITY: CONSULTANT shall procure and maintain, for the life of this Contract/Agreement, Comprehensive General Liability Insurance. This policy shall provide coverage for death, bodily injury, personal injury, or property damage that could arise directly or indirectly from the performance of this Agreement. It must be an occurrence form policy.

The minimum limits of coverage shall be \$1,000,000 per occurrence, Combined, Single Limit for Bodily Injury Liability and Property Damage Liability.

6.3 BUSINESS AUTOMOBILE LIABILITY: CONSULTANT shall procure and maintain, for the life of the Contract/Agreement, Business Automobile Liability Insurance.

The minimum limits of coverage shall be \$1,000,000 per occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This coverage shall be an "Any Auto" or "Comprehensive Form" policy. The insurance must be an occurrence form policy.

In the event the CONSULTANT does not own any vehicles, hired and non-owned coverage shall be provided in the amounts listed above. In addition, the Owner may require an affidavit signed by a principal of the contracted firm indicating the following:

" _____ does not own any vehicles. In the event we acquire any vehicles throughout the term of this Contract/Agreement, _____ agrees to purchase "Any Auto" or "Comprehensive Form" coverage as of the date of acquisition."

6.4 PROFESSIONAL LIABILITY: CONSULTANT shall procure and maintain Professional Liability Insurance for the life of this Contract/Agreement. This insurance shall provide coverage against such liability resulting from this Contract. The minimum limits of coverage shall be \$1,000,000 per claim with a deductible not to exceed \$10,000. The deductible shall be the responsibility of the insured. Tail coverage shall be provided for two years after completion of CONSULTANT's work on a Project, whether by completion of all Work Assignment(s) related to the Project, or termination of CONSULTANT's services.

6.5 Each insurance policy required by this Agreement shall:

6.5.1 Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.



- 6.5.2 Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the Owner.
- 6.5.3 Be written to reflect that the aggregate limit will apply on a per claim basis.
- 6.5.4 For the Comprehensive General Liability and Business Automobile Liability only, be endorsed to state that it shall be primary to the Owner's insurance and self-insurance program.
- 6.6 The Owner shall retain the right to review, at any time, coverage, form, and amount of insurance.
- 6.7 The procuring of required policies of insurance shall not be construed to limit CONSULTANT'S liability or to fulfill the indemnification provisions and requirements of this Contract.
- 6.8 The CONSULTANT shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the Owner is an insured under the policy.
- 6.9 Contract award will be subject to compliance with the insurance requirements. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract, and copies of all endorsements are to be furnished to the Owner's District Manager prior to commencement of work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the Owner before the CONSULTANT shall commence or continue work. Owner may cancel this Contract immediately upon the lapse of any insurance coverage as required herein.
- 6.10 Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the CONSULTANT'S insurance company and to the Owner as soon as practicable after notice to the insured.

ARTICLE 7

MISCELLANEOUS PROVISIONS

- 7.1 Consultant agrees to indemnify and hold harmless the Owner, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the Consultant or other persons employed or utilized by the Consultant in the performance of this Agreement.
- 7.2 The Owner and Consultant respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Consultant shall assign this Agreement without the written consent of the other.
- 7.3 This Agreement shall be governed by the laws of the State of Florida. Sole and exclusive

venue of any action brought under or arising from this Agreement shall be in the Circuit or County Court in and for Sarasota County, Florida.

- 7.4 The Consultant warrants that it has not employed or retained any company or person (other than a bona fide employee working solely for the Consultant) to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation individual or firm (other than a bona fide employee working solely for the Consultant) any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Agreement. For any breach or violation of this provision, Owner shall have the right to terminate this Agreement without liability and, at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.
- 7.5 As required by Section 287.058, Florida Statutes, this Agreement may be unilaterally canceled by the Owner for refusal by the Consultant to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119 and made or received by the Consultant in conjunction with the Agreement.
- 7.6 It is expressly acknowledged that the Consultant is an independent Contractor and as such, has no authority to act for or on behalf of the Owner or to bind the Owner to any agreement or in any other manner.
- 7.7 In the event either party is required to commence any litigation to enforce the term of this Agreement, or a purchase order issued in accordance with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party its attorney's fees and costs incurred in such action, including for trial and appellate proceedings.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BY: David Polk
Chair

DMK ASSOCIATES, INC.
BY: W. Scott Ritchie

W. Scott Ritchie, P.E., Associate



EXHIBIT A

DMK hourly rates for Civil Engineering services are as follows:

- Principal \$150.00/Hour
- Senior Project Manager \$135.00/Hour
- Project Manager \$125.00/Hour
- Project Engineer \$120.00/Hour
- Design Engineer \$ 90.00/Hour
- Senior CADD Technician \$ 75.00/Hour
- CADD Technician \$ 50.00/Hour

Reimbursement for mileage expenses by DMK Associates, Inc. will be paid by Lakeside Plantation Community Development District at the rate of \$ 0.49/mile and will be invoiced as needed.

Principal	Principal of firm (PE). Responsible for an entire engineering program/discipline, makes decisions on the kind and extent of engineering projects needed to accomplish objectives of the firm, provides oversight to the entire operation, plans, schedules, conducts, designs and directs a large or important engineering project or a number of small projects with extensive and diversified engineering requirements, Responsible for supervising others
Sr. Project Manager	Senior Engineers (PE) with Associate or higher position. Responsible for an engineering division, contributes to the decision making process on the kind and extent of engineering projects needed to accomplish objectives of the firm, plans, schedules, conducts, designs and directs a large or important engineering project or a number of small projects with extensive and diversified engineering requirements, responsible for supervising others.
Project Manager	Engineer (PE). Plans, schedules, conducts, designs and directs a large or important engineering project or a number of small projects with extensive and diversified engineering requirements, responsible for supervising others.
Project Engineer	Plans, schedules, conducts, designs and directs a large or important engineering project or a number of small projects with complex features
Design Engineer	Performs specific work involving conventional projects of a limited scope, design capable.
Sr. CAD Technician	Creates surveying/civil drawings using applicable software for engineering/surveying projects, design capable, may train or direct the work of others.
CAD Technician	Creates surveying/civil drawings using applicable software for engineering/surveying projects, able to perform computations
Administrative	Provides a wide variety of administrative/secretarial support for assigned department; performs responsibilities of receptionist; acts as a liaison between the Company and clients.

DISTRICT ENGINEER AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of Month, 20__ by and between:

CDD Community Development District, a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, and the laws of the State of Florida, hereinafter referred to as "District"

and

Company, a Florida Corporation, hereinafter referred to as "Engineer."

WHEREAS, the District solicited for proposals to serve as the Engineer for the District in accordance with Sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked the Engineer as the number one most qualified firm to serve as the Engineer for the District and authorized negotiation of a contract; and

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, environmental management and permitting, and financial and economic studies, as defined in separate work authorizations; and

WHEREAS, the Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of his services.

NOW THEREFORE, for and in consideration of the mutual covenants herein contained the act and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES

- A. The Engineer will provide general engineering services including:
1. Prepare any necessary reports and attend meetings of the District's Board of Supervisors; and
 2. Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies or other tasks; and
 3. Performance of any other duties related to the provision of infrastructure and services, as requested by the Board of Supervisors.
- B. The Engineer shall prepare construction drawings and specifications for the type of work as directed by the Board of Supervisors of the District. This may include rendering assistance in the drafting of forms, proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the Board of Supervisors.

C. The Engineer shall provide general services during the construction phase including:

1. Periodic visits to the site, or full time services, as directed by the District; and
2. Processing of contractors' pay estimates; and
3. Final inspection and requested certificates for construction including the final certification of construction; and
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer"; and
5. Any other activity related to construction as authorized by the Board of Supervisors.

The following items of work are not to be included in the Engineer's fee as stated above, but shall be accomplished under supervision of the Engineer:

1. Land surveying;
2. Topographic surveying;
3. Staking and layout work for construction;
4. Tests of material and underground explorations; and
5. Aerial photographs.

ARTICLE 2. METHOD OF AUTHORIZATION

Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District and as agreed to by the Engineer.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized:

Lump Sum Amount. The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.

Hourly Personnel Rates. For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in Schedule A. On the annual anniversary of this Agreement, the parties may renegotiate the fee schedule for the contract year.

ARTICLE 4. REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses listed as follows:

- 4.1 Expenses of transportation and living when traveling in connection with the project, for long distance calls and facsimiles, and fees paid for securing approval of authorities having jurisdiction over the Project. All Expenditures shall be made in accordance with Chapter 112, Florida Statutes and with the District's travel policy.
- 4.2 Expense of reproduction, postage and handling of drawings, and specifications except those use for in-house purposes by Engineer.

ARTICLE 5. SPECIAL CONSULTANTS

When authorized in writing by the District, additional special consulting services shall be paid for on a cost plus fee basis to be determined on a case-by-case basis.

ARTICLE 6. ACCOUNTING RECORDS

Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer acknowledges that the provisions of Article 14 of this Agreement may apply to such records.

ARTICLE 7. OWNERSHIP OF PLANS

Upon payment in full to the Engineer, any plans produced by the Engineer shall become property of the District.

ARTICLE 8. REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

ARTICLE 9. ESTIMATE OF COST

Since the Engineer has no control over the cost of labor, materials or equipment, a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by the contractor. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 10. INSURANCE

The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability <ul style="list-style-type: none"> ♦ Bodily Injury (including Contractual) ♦ Property Damage (including Contractual) 	\$500,000 / \$1,000,000 \$500,000 / \$1,000,000
Automobile Liability (if Applicable) <ul style="list-style-type: none"> ♦ Bodily Injury ♦ Property Damage 	\$500,000 / \$1,000,000 \$100,000
Professional Liability for Errors and Omissions	\$300,000

The Engineer shall provide the District with a certificate evidencing compliance with the above terms and naming the District as an additional insured. The Engineer shall provide the District with thirty (30) days notice of cancellation. At no time shall the Engineer be without insurance in the above amounts.

ARTICLE 11. CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 12. AUDIT

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement. At the end of said time period, the Engineer shall turn over District records to the District and will be reimbursed for the actual costs to do so.

ARTICLE 13. INDEMNIFICATION

The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors, or omissions of the Engineer, the Engineer's agents, or its employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, F.S.

ARTICLE 14. PUBLIC RECORDS

The Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the work provided to the District by Engineer. The Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S.

ARTICLE 15. EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 16. CONTROLLING LAW

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The parties to this Agreement acknowledge venue as lying in Lee County, Florida.

ARTICLE 17. ASSIGNMENT AND AMENDMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants, as the Engineer deems appropriate, pursuant to Article 5 herein. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

ARTICLE 18. TERMINATION

This Agreement shall begin on the first day written above and shall continue until such time as ~~the District no longer is in need of engineering services or until the Agreement is terminated in~~ accordance with the following provisions: The District may terminate this Agreement, in whole or in part, for non-performance by the Engineer or for convenience and without cause, at the District's discretion, by providing thirty (30) days written notice to the Engineer of the District's intent to terminate. The Engineer may terminate this Agreement without cause upon ninety (90) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so by the Board of Supervisors. In the event of any termination, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

ARTICLE 19. RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, to the extent permitted by law, the prevailing party shall be entitled to recover from the other party's reasonable attorneys' fees and costs.

ARTICLE 20. INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the Engineer shall be acting as an independent contractor. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The Engineer agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, expressed or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 23. SEVERABILITY

Should any clause, paragraph, or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 24. ACCEPTANCE

Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

Witnesses:
DISTRICT

Signature

Printed Name

Signature

Printed Name

Witnesses Engineer:

Signature

Printed Name

Signature

Printed Name

**CDD
COMMUNITY DEVELOPMENT**

Signature

Printed Name

Chairman of the Board of Supervisors
Title

**COMPANY
A type Company**

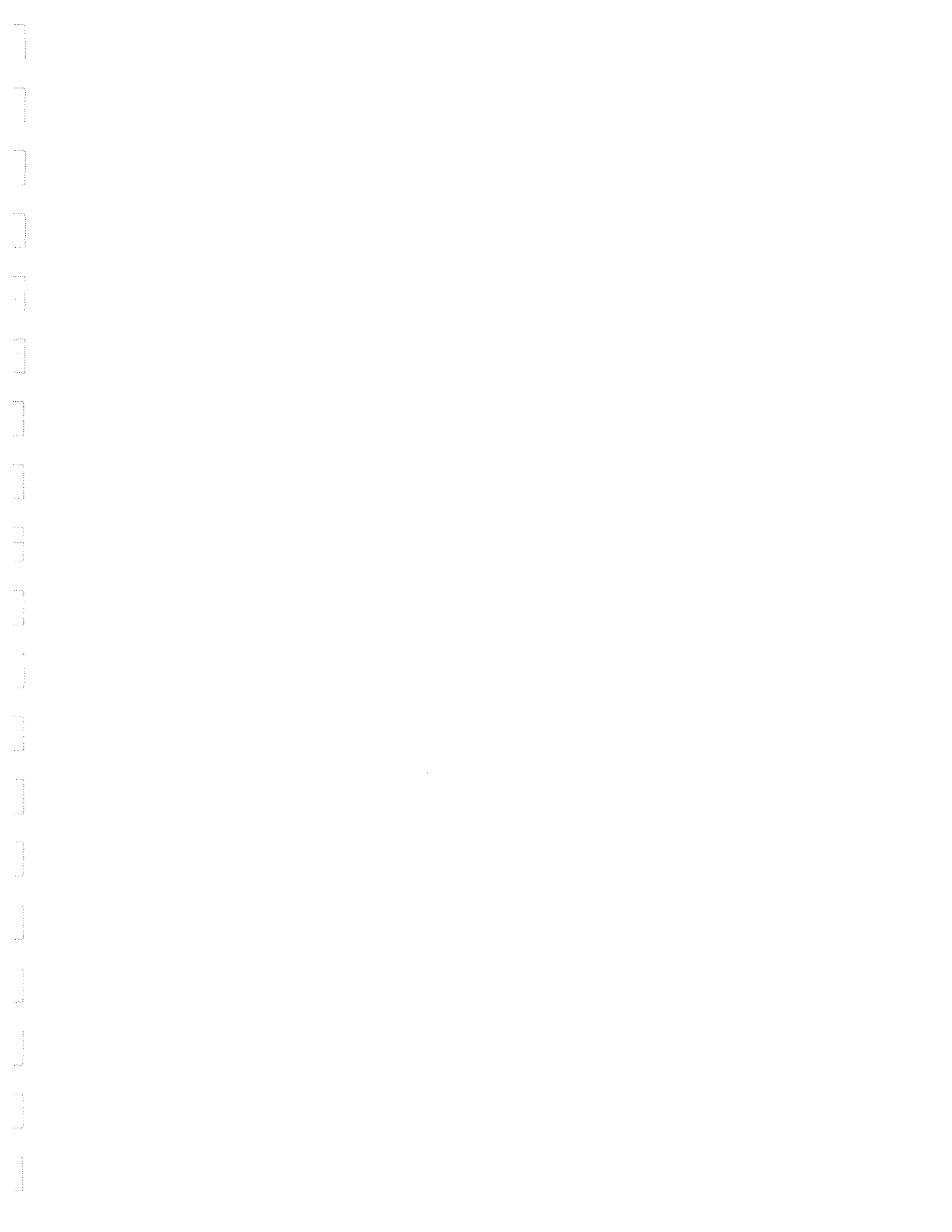
Signature

Printed Name

Title

SCHEDULE A

Attach Fee Schedule Here



**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 17, 2010
Re: Previous Employee Benefit Direction

We have received a request from a former employee Carrie Greus who was denied medical insurance benefits by our carrier and wanted to formally request compensation in lieu. It was stated that the previous management company did provide this historically in lieu of carrier determined disqualification, however this is not a recommendation that we would make nor is it an action that we would take without board direction.

We would seek your guidance in this matter and as to further details regarding medical needs there is currently one workers compensation claim open pertaining to the slip and fall incident and an additional workers compensation claim was filed recently and subsequently denied by the carrier.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 17, 2010
Re: Event Captain Program

The usage of the recreation facilities is a major source creating community cohesion and value for the quality of life for all residents. In the spirit of creativity, good will and competition we believe that the best way to enhance the community social programs is to establish a diverse list of potential programs, seek other ideas and active individuals in the community to serve as both Event Captains and Event Volunteers. We are soliciting input thru many venues to create the momentum in hopes that new programs will emerge. We will be doing this with our Newsletter and Website www.lakesideplantationcdd.com starting February 19, 2010. You should receive a full list of these programs via this communication.

Our recommendation for consideration to aid our efforts on a go forward basis is to do the following:

- Appoint Event Captains for each event and establish a code of ethics they must sign and adhere to.
- Appoint Event Volunteer Groups to assist Event Captain to create and implement goals.
- Staff would act as the supporters and guiders in the process and not the leaders of the to ensure creativity is maximized, but kept with limits of abilities.
- Economically and administratively support Event Captains for successful programs that eventually self fund.
- Hold monthly Event Captain Meetings to create goals and competition for program success measures and recommendations.
- Provide Event Captain with budget for CDD contribution with requirement to produce receipts and expense/revenue in accordance with established code of ethics. By contributing to the program and the Event Captain being responsible, this allows for more flexibility of games such as 50/50 etc.
- Amend Resolution 2010-06 as attached to this memo.

As you will note in the activity report there has been much progress in evaluation and adaption to the community needs to ensure program success.

RESOLUTION 2010-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the Florida State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the bank account and require two authorized signatures.

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

Section 1. The Chairman, Secretary, and Treasurer are hereby designated as authorized signatories for the operating bank account of the Lakeside Plantation Community Development District.

Section 2. The Chairman, Vice Chairman, Secretary, Treasurer, Facilities Manager and Activities Coordinator as authorized signatories for the activity bank account of the Lakeside Plantation Community Development District with the following parameters regarding the account:

- a. This account shall be maintained for the sole purpose of activity/special event expenditures of the District and in lieu of petty cash. The Account shall not be used to make payment of any other District expense that is not activity/special event related.
- b. All activity/special event fees collected by on site staff that is related to activities/special events shall be deposited to the Account by on-site staff with receipts of deposits and copies of deposit slip being forwarded to District Management.
- c. Any funding shortages, between monies charged for the activity and the actual cost of the activity shall be addressed by transfers initiated by the District Manager from the District's operating account to the District's activity account.
- d. Account checks shall require two authorized signatures, with at least one signature being that of either the Chairman or Vice Chair.
- e. All checks written from the Account must designate the purpose for the payment on the face of the check.
- f. All original invoices, receipts or other statements that form the basis of any disbursement from the Account must be provided to the District Manager.
- g. Account checks shall not be made payable to cash, nor shall they be cashed by any individual unless designated as Event Captain and a signed Code of Ethics form is on file.
- h. The District Manager shall reconcile all Account statements each month.
- i. The checkbook will be locked in the middle drawer of desk in office, only Chair and Vice Chair will have a key.

Section 3. If any section or part of a section of this resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution

Deleted:

is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

This Resolution shall become effective on February 25th, 2010.

PASSED AND ADOPTED THIS 25th DAY OF FEBRUARY 25, 2010.

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

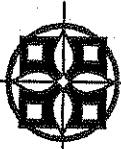
CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Deleted: December
Deleted: 15th
Deleted: 2009
Deleted: 10th
Deleted: DECEMBER
Deleted: ,
Deleted: 2009





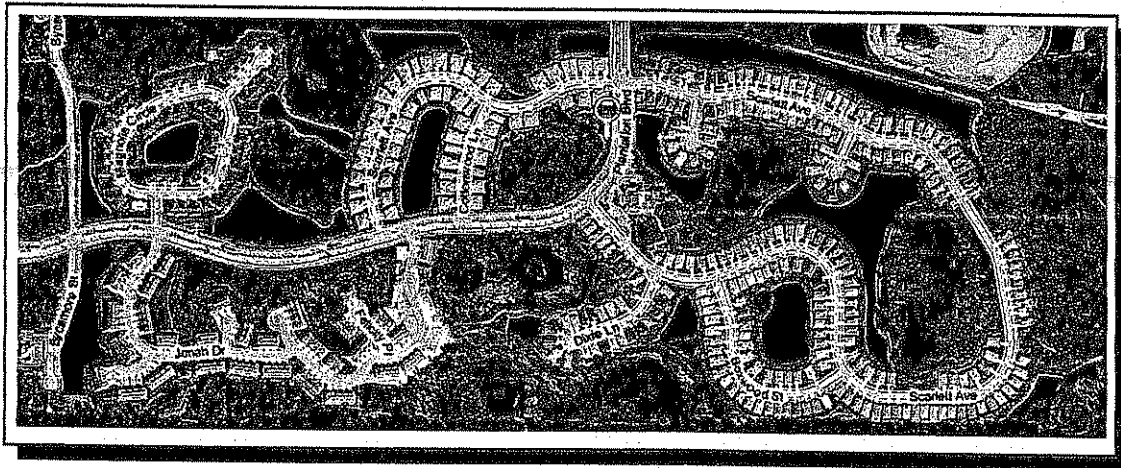
RESERVE
ADVISORS

Long-term thinking. Everyday commitment.

Florida Regional Office

101 E. Kennedy Blvd., Suite 1400
Tampa, FL 33602

PRECISION 20/20
FULL RESERVE STUDY PROPOSAL
Lakeside Plantation
Community Development District



North Port, Florida
Ref. No. 100133
February 17, 2010



Long-term thinking. Everyday commitment.

Florida Regional Office

101 E. Kennedy Blvd., Suite 1400
Tampa, FL 33602

Serving
Clients in

February 17, 2010

Altamonte Springs
Boca Raton
Bonita Springs
Brandon
Cape Canaveral
Casselberry
Celebration
Cocoa Beach
Delray Beach
Destin
FL Lauderdale
Ft. Myers
Gainesville
Jacksonville
Key West
Kissimmee
Lakeland
Land O' Lakes
Leesburg
Maitland
Miami
Miami Beach
Miramar
Naples
New Port Richey
Ocala
Ocoee
Odessa
Orlando
Oviedo
Palm Harbor
Panama City Beach
Ponte Vedra Beach
Port Charlotte
Port St. Lucie
Punta Gorda
Reunion
Riviera Beach
St. Petersburg
Sarasota
Tallahassee
Tampa
University Park
Valrico
Vero Beach
West Palm Beach
Winter Park
Winter Springs
and many more

Mr. Anthony M. Canarro, Assistant District Manager
Lakeside Plantation Community Development District
c/o District Management Services, LLC
2002 North Lois Avenue, Suite 507
Tampa, FL 33607

Dear Mr. Canarro:

Thank you for the opportunity to present Lakeside Plantation Community Development District with a Precision 20/20 Full Reserve Study proposal.

Reserve Advisors uses only employees with engineering or architectural degrees to inspect property. Each holds a Reserve Specialist (RS) or Professional Reserve Analyst (PRA) designation upon eligibility. Your study will be reviewed by a team of engineers and the Director of Quality Assurance, who together, ensure that you'll receive the most accurate capital replacement and funding solutions.

You'll also receive Enhanced Solutions and Procedures (ESP), not found in any other reserve study. This 30 - 40 page detailed component narrative describes the condition of each common area property element, provides specific recommendations that extend the remaining lives of the elements, saves you money and helps define your capital spending programs for easy contractor bidding.

Thank you again Mr. Canarro. We look forward to helping Lakeside Plantation Community Development District budget reserves with a long range business plan.

Sincerely,

Matthew C. Kuisle, RS, PRA
Florida Client Services Director

APRA
Association of Professional Reserve Analysts

MEMBER OF
community
ASSOCIATIONS INSTITUTE

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A reserve study is a budget planning tool that identifies the current status of your reserve fund and an equitable Reserve Funding Plan to offset the anticipated future major common area expenditures. It is a long range plan that includes both a physical and financial analysis.

RESERVE EXPENDITURES							
Quantities:			Reserve Component Inventory	Estimated 1st Year of Repl.	Life Analysis, Years		Unit Cost, \$
20-Year Total	Per Phase	Units			Useful	Remaining	
Exterior Building Elements							
206	103 SQ		Roof, Modified Bitumen	2021	15 to 20	12	725.00
16,400	4,100 LF		Sealants, Windows and Doors	2010	to 20	1	3.25
90,000	45,000 SF		Walls, Masonry Capital Repairs	2010	8 to 12	1	5.50
Interior Building Elements							
2	2 EA		Elevator Cab Finishes	2017	to 25	8	5,500.00
1,500	500 SY		Floor Coverings, Carpet	2017	8 to 10	8	37.00
97,500	13,700 SF		Wall Coverings	2029	10 to 12	20	2.00
Building Services Elements							
2	2 EA		Elevators, Pumps and Controls	2011	to 35	2	98,000.00
1	1 EA		Life Safety System	2022	to 30	13	85,000.00
525	35 LS		Riser Sections	2022	75+	13	2,200.00
Property Site Elements							
1,800	900 SY		Asphalt Paver				

Physical Analysis

- Component Inventory
- Condition Assessment
- Estimated Useful Life, Remaining Life and Replacements Cost

Explanatory Notes:

- 1) 2.1% is the estimated future inflation Rate for estimating Future Replacement Costs.
- 2) FY 2009 is Fiscal Year beginning January 1 and ending December 31.

Reserve Component Inventory	Unit Cost, \$	2009 Cost of Repl. per Phase, \$	Total Future (See Notes 1 & 2) Costs of RUL = 0				
			FY2009	2010	2011	2012	2013
Exterior Building Elements							
Roofs, Asphalt Shingles	300.00	75,000	151,575	75,000	76,575		
Walls, Brick Repointing	0.75	15,000	39,173			15,965	
Walls, Paint Finishes	1.35	24,300	423,723			25,331	25,863 26,406
Property Site Elements							
Asphalt Pavement, Driveways	18.00	18,000	107,167			18,764	19,158 19,560
Concrete Sidewalks	29.00	1,595	18,051	1,595			

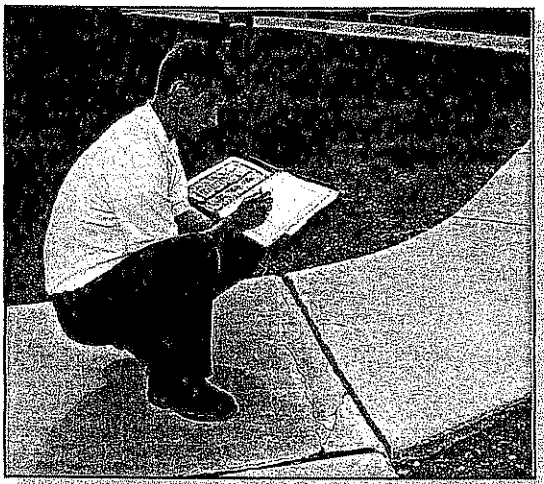
Financial Analysis

- Fund Status
- Funding Plan

RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Y				
	FY2009	2010	2011	2012	2013
Reserves at Beginning of Year	\$216,000	181,309	150,178	147,478	133,209
Total Recommended Reserve Contributions	37,000	42,000	42,900	43,800	44,700
Plus Estimated Interest Earned, During Year	4,904	3,444	3,093	2,917	2,784
Less Anticipated Expenditures, By Year	(76,595)	(76,575)	(48,693)	(60,986)	(45,966)
Anticipated Reserves at Year End	\$181,309	150,178	147,478	133,209	134,727

- ✓ **Enhanced Solutions and Procedures (ESP)** describes the condition of each common area property element, provides specific recommendations that extend the remaining lives of the elements and helps you define your capital spending programs for easy contractor bidding.
- ✓ Our reports include **Supplemental Information for Financial Statements**, compliant with requirements of the American Institute of Certified Public Accountants (AICPA) Audit Guide.
- ✓ You require timely recommendations - we stress **fast report turnaround**.
- ✓ **Easy-to-Use Reports** - our reports contain helpful and understandable text with meaningful graphics.
- ✓ **Rigorous Quality Control Program** - Only Reserve Advisors uses a unique team peer review system, rather than a single person, who *together* determine the most accurate capital project forecasts and realistic Reserve Funding Plan for you.
- ✓ **Exceed Industry Standards** - You're assured the highest quality because *Reserve Advisors exceeds the industry standards* set by the Community Association Institute (CAI) and the Association of Professional Reserve Analysts (APRA).



- ✓ **No Conflict of Interest** - As reserve specialists, our *independent and objective opinion* eliminates any real or perceived conflict of interest as we do not conduct capital projects.
- ✓ **Professional Designations** - Our advisors all have degrees in engineering or architecture. We do not use subcontractors. *Each* obtains either the coveted Reserve Specialist (RS) or Professional Reserve Analyst (PRA) designation, or both, immediately upon eligibility.
- ✓ You benefit from the **latest technology** through our memberships with:
 - American Association of Cost Engineers
 - American Society of Heating, Refrigerating and Air-Conditioning Engineers
 - Association of Construction Inspectors
 - Association of Professional Reserve Analysts, *Principal of the firm is a founding member*
 - Community Associations Institute, *Principal of the firm is a founding member of the Reserve Committee that developed the national reserve study standards*

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Lakeside Plantation Community Development District comprises 671 residential units and approximately 13 acres of commercial areas in North Port. The specific property to be included in your Precision 20/20 Full Reserve Study includes:

Site and Recreational

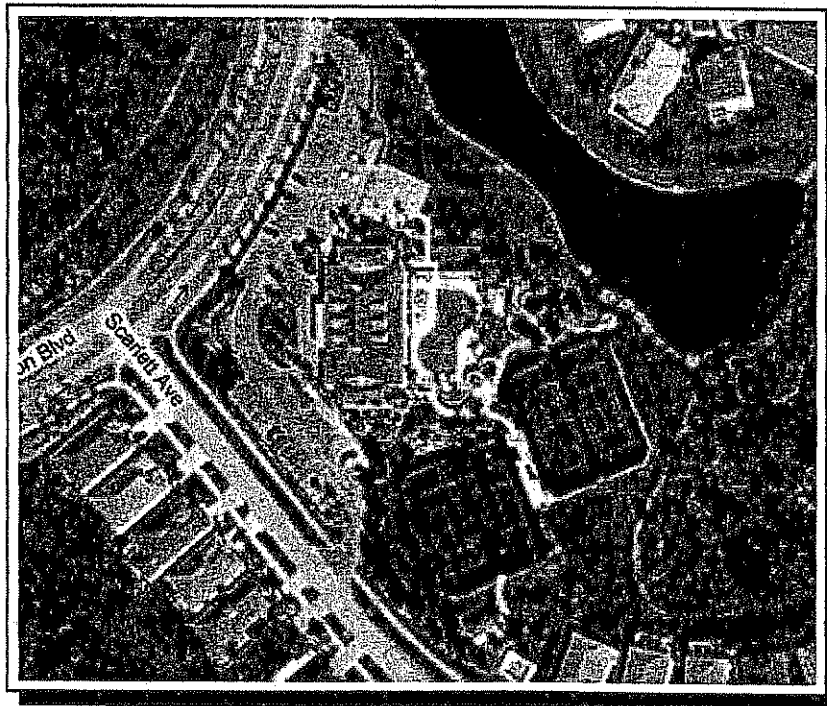
- Several Ponds/Lakes
- Pool including Fence, Deck, Mechanicals & Furniture
- Four (4) Tennis Courts
- Landscaping
- Irrigation System
- Signage
- Fountains
- Entry Features & Walls

Clubhouse

- HVAC (heating, ventilating & air conditioning) Systems
- Plumbing & Mechanical Systems

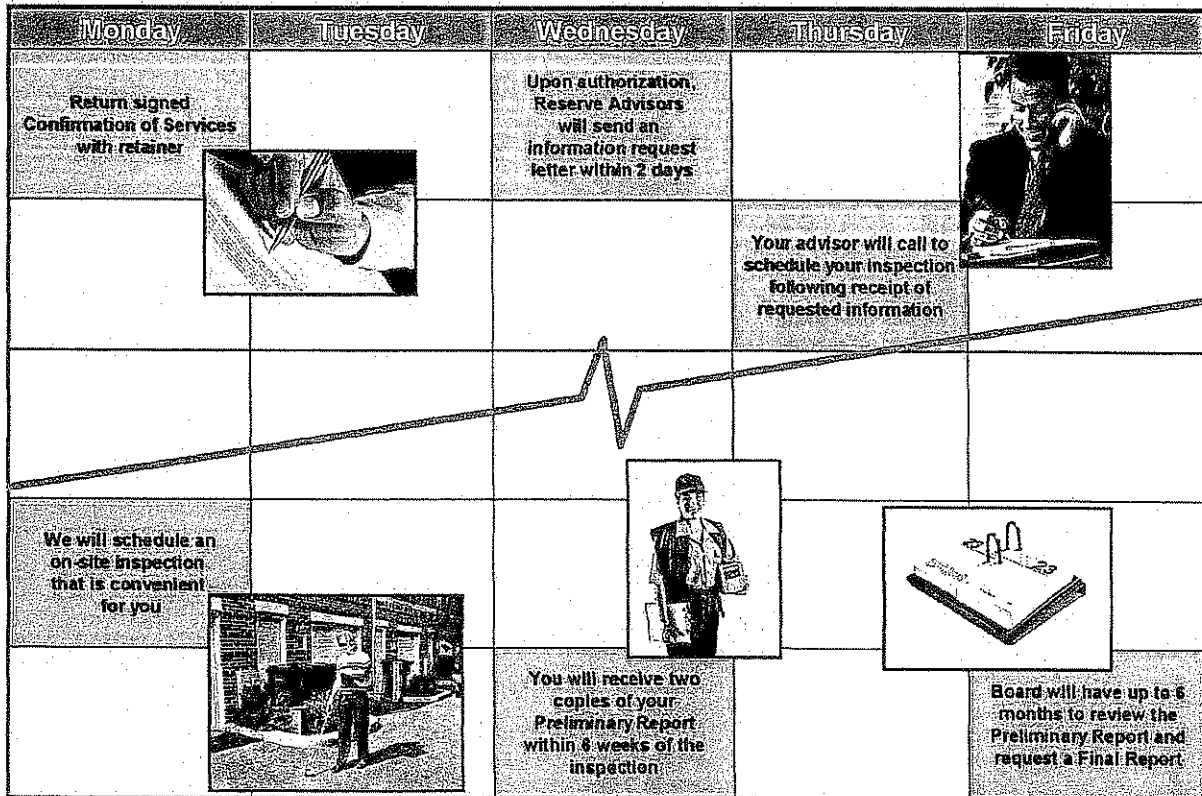
and ***all*** * other improvements to the property owned-in-common as defined in your district's declaration and other property you'd like us to include. * (significant structural elements not listed above are subject to approval)

Our analysis is fully supported through our on-site inspection, and considers local replacement costs, maintenance history, quality of the construction materials, age, condition, and relevant climate conditions.



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- **Realistic Reserve Budgets** for the next 30 years - adequate, not excessive, reserve contributions - without the fear of special assessments.
- **30-year Funding Plan** that includes *interest* earned on your investments and the effect of *inflation* on local costs for materials and labor, resulting in a more accurate financial analysis.
- **Component Inventory** of common area property elements with measurements determined through on-site visual observations, review of documents, and discussions with you.
- **Reserve Expenditures Forecast** that prioritizes each repair/replacement project in both *present* and *future* costs.
- **Property Components'** Useful Lives and Remaining Useful Lives.
- **Condition Assessment**, including descriptions and observed conditions of the property.
- **Enhanced Solutions and Procedures (ESP)** describing the condition of each common area property element, providing specific recommendations that extend the remaining lives of the elements and helping you define your capital spending programs for easy contractor bidding.
- **Executive Summary** - an excellent marketing tool for homeowners and lenders.
- **Supplemental Information for Financial Statements** compliant with requirements of the American Institute of Certified Public Accountants (AICPA) Audit Guide.



Long-term thinking. Everyday commitment.

Mr. Canarro, thank you for the opportunity to present this proposal to Lakeside Plantation Community Development District, we look forward to serving you. Your assignment will receive our most careful and professional attention.

Our team of specialists with degrees in engineering are ready to apply their unmatched experience to ensure the most accurate and thorough reserve study for you. We are committed to providing the best value for your investment, while paying close attention to the quality of life that you expect for your homeowners.

We look forward to being your long term partner that helps you implement a realistic Reserve Funding Plan that is sensitive to everyone's concerns and saves you time in budget meetings for years to come.

We'll always be available to discuss your reserve study at any time after the assignment, *for free*.

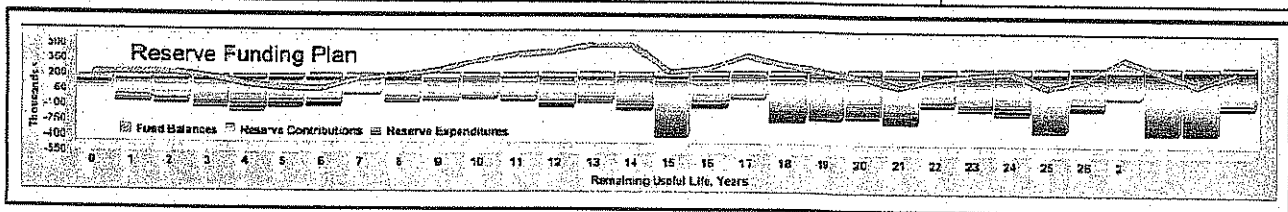
We have included a *Reserve Consultant Selection Checklist* on the following page as a guide to help you choose the best reserve study provider. We are confident that Reserve Advisors is a step above of the rest!

Upon making this decision, we invite you to sit back and relax, knowing that in a few short weeks your reserve study will be hard at work. Just think of the things you can do during the time that you would have spent focusing on your future reserve needs.

Your Reserve Study at Work



Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Reserve Balances
Reserve Contributions
Reserve Expenditures



Congratulations, you are well on your way to having that extra time to focus your energy enjoying the things you like most!



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Reserve Advisors, Inc.
#2
#3

RESERVE CONSULTANT SELECTION CHECKLIST

STAFF QUALIFICATIONS

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. All advisors have a professional designation such as a Reserve Specialist (RS) or Professional Reserve Analyst (PRA) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. All advisors have experience in conducting at least 30 reserve studies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. All advisors devote 100% of their time to reserve studies and transition defect studies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. All advisors have the expertise to develop a Reserve Funding Plan consistent with board objectives |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. All advisors are available to discuss your reserve study at any time in the future for free |

Notes:

FIRM QUALIFICATIONS

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Offers local experience, having conducted reserve studies in over 40 states and Canada |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Comprises advisors who have either architectural or engineering degrees - many are licensed Professional Engineers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Does not use subcontractors, a network of small companies or a franchise |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Uses a unique team review system to determine the most accurate capital project forecasts and funding plan for you |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Maintains an objective, independent and unbiased opinion by specializing in reserve and transition studies |

Notes:

REPORT

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Stamped by a RS or PRA as compliant with industry standards |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Is a 30-year physical and financial analysis |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Determines realistic reserve contributions based on the preferred Cash Flow Funding Method |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. Includes Enhanced Solutions and Procedures (ESP) that document specific problems and recommendations |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. Complies with requirements of the American Institute of Certified Public Accountants (AICPA) Audit Guide |

Notes:



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Please fax this signed authorization page to (813) 254-5474 and

Mail \$2,000 retainer to:
Reserve Advisors, Inc.
101 E. Kennedy Blvd., Ste. 1400
Tampa, FL 33602

OR

PAY ONLINE
www.reserveadvisors.com
We will email your password immediately
upon receipt of authorization

I hereby authorize Reserve Advisors, Inc. to perform the following services for Lakeside Plantation
Community Development District in this proposal dated February 17, 2010, in accordance with the
Professional Service Conditions. Prices remain valid for 45 days.

Please initial to authorize the following services:

- Precision 20/20 Full Reserve Study for a total investment of \$3,900. This service includes:
One (1) site meeting with Management and/or the Board on first day of inspection
One (1) on-site inspection
Reserve Advisor's in-house team review for quality assurance
Two (2) Preliminary Reports with Enhanced Solutions and Procedures (ESP)
One (1) Cash Flow Analysis based on the Cash Flow Funding Method
Two (2) Final Reports (only if necessary and at the request of the Board)
Unlimited Telephone Conferences

Component Method Analysis of each of the District's individually segregated Reserve
Accounts in conjunction with the Full Reserve Study for an additional fee of \$300.

Insurance Advisory Service (advice on whether you're paying too much in property insurance
premiums each year) for \$350 in conjunction with the reserve study.

Additional copies:

- Electronic Data Exhibit B Reserve Expenditures Spreadsheet in Excel for \$30
Paper Copy (comprises data only, excludes formulae)
Color copies (indicate number desired) for \$60 each
Electronic Copy Black & White copies (indicate number desired) for \$30 each
"PDF archive service for \$100"-report emailed on-demand for
5 years

for Reserve Advisors, Inc.

Signature:

[Handwritten Signature]

Matthew C. Kuisle RS, PRA
Florida Client Services Director
Date: February 17, 2010
Ref. 100133

for Lakeside Plantation Community Development
District

Authorized Signature:
Print Name: Date:
Main Contact:
Title:
Phone:
Management Firm:

The balance of the fee in full is due upon receipt of the Preliminary Report. Any outstanding balance after 30 days of
the invoice date is subject to an interest charge of 1.5% per month.



HISTORY AND DEPTH OF SERVICE TO AMERICA

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies and independent property consulting services, serving community districts, clubs, non-profit organizations, apartment building owners, religious institutions and educational facilities, office and commercial building owners, and other entities in over 40 states and Canada.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range property and financial master plan known as a reserve study.

Our principals are founders of Community Associations Institute's (CAI) Reserve Committee. Also, one of our principals is a Past President of the Association of Professional Reserve Analysts (APRA).

Reserve Advisors has the **largest staff with engineering and architectural degrees** dedicated to reserve study services. Our vast experience with a variety of building types and ages, on-site examination, and a historical analysis are keys to our determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As specialists, our **independent expert opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Peer Review, exclusive to Reserve Advisors, Inc., and by utilizing the experience of other staff gained from serving hundreds of other clients. A peer review is an internal quality assurance review of an assignment including the inspection, costing, lifing and technical report phases of the assignment. Each peer review is attended by the Director of Quality Assurance, a Review Coordinator and other participatory peers. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors, Inc. has conducted reserve studies for thousands of different communities and building types. Our clients include institutional governmental entities, master districts, clubs, schools and religious organizations. We've inspected tens of thousands of buildings, from as small as a 3,500 square-foot day care center to the 100-story John Hancock Center in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, heat pumps, elevators, and life safety security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, granite, stucco, EIFS, wood products, stained glass, aluminum siding, and window wall systems.



PRINCIPALS AND ENGINEERING STAFF

John P. Poehlmann, Principal RS, M.S.; BBA Business Administration
 Theodore J. Salgado, Principal P.E., RS, PRA, B.S. Architectural Engineering

 Candace J. Ahmad, Advisor B.S. Civil Engineering
 Mike S. Bentley, Advisor RS, B.S. Civil Engineering
 John C. Decker, Advisor P.E. (WI), PRA, RS, B.S. Civil Engineering
 Jeff Dow, Advisor P.E. (FL), B.S. Civil Engineering
 Alan M. Ebert, Advisor B.S. Geological Engineering
 Paul J. Grifoni, Advisor B.S. Civil Engineering
 Heather A. Franck, Advisor B.S. Architectural Engineering
 Bob Hassol, Advisor PCAM, Professional Community Association Manager
 John R. Kirk, Advisor RS, B.S. Architectural Engineering
 Megan C. Konecny, Advisor PRA, RS, B.S. Environmental Engineering
 Anthony W. Krupka, Advisor RS, B.S. Architectural Engineering
 Matthew P. Ksionzyk, Advisor RS, B.S. Civil Engineering
 Jason P. Kubus, Advisor B.S. Civil Engineering
 Matthew C. Kuisle, Director P.E. (FL, WI), PRA, RS, B.S. Civil Engineering
 Justin J. Maier, Director P.E. (11 states), PRA, RS, B.S. Architectural Engineering
 Jayme R. Radomski, Director P.E. (WI) PRA, RS, B.S. Architectural Engineering, M.S. Env.
 Margery J. Schultz, Advisor B.S. Architecture
 Michelle A. Stephans, Director P.E. (IL, MN, WI), PRA, RS, B.S. Architectural Engineering
 Todd M. Walter, Director P.E. (IL, WI), PRA, RS, B.S. Civil Engineering

PROFESSIONAL ASSOCIATIONS

American Association of Cost Engineers (AACE)
 American Institute of Architects (AIA)
 American Society of Heating, Refrigerating and Air-Conditioning Engineers
 Association of Construction Inspectors (ACI)
 Community Associations Institute (CAI)
 Construction Specifications Institute (CSI)
 Professional Reserve Analyst (PRA)
 Reserve Specialist (RS)

APRA

Association of Professional Reserve Analysts

MEMBER OF
community
 ASSOCIATIONS INSTITUTE



Long-term thinking. Everyday commitment.

PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its service as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements, or guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete this Study in accordance with the Proposal. In the event our service includes a Preliminary Report, we will consider any additional information made available to us in the interest of promptly issuing a Final Report to your satisfaction. However, the Preliminary Report represents a valid opinion of our findings and recommendations and is deemed complete and final if no Final Report or changes are requested within six months of our inspection. We retain the right to withhold the Preliminary or Final Reports if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You agree to provide us access to the subject property during our on site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to abide by the payment schedule for our services in accordance with the reserve study Proposal.

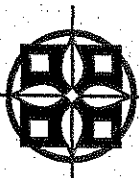
Use of Our Report and Your Name - Use of our Report is limited to only the stated purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. The Report in whole or part **is not and can not be used as a design specification, design engineering services or an appraisal.**

You may show our report in its entirety to those third parties who need to review the information contained herein. The District and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent.

This report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and **can not be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.**

We reserve the right to include your District's name in our client list, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

**COMPONENTS OF YOUR
PRECISION 20/20
FULL RESERVE STUDY REPORT**



**RESERVE
ADVISORS**

Long-term thinking. Everyday commitment.

Corporate Office

The Historic Iron Block Building
205 E. Wisconsin Ave., Suite 400
Milwaukee, WI 53202



COMPONENTS OF YOUR PRECISION 20/20 FULL RESERVE STUDY

EXECUTIVE SUMMARY

Overview of our key findings and recommendations - an excellent tool for informing homeowners, prospective buyers, and lenders.

The Executive Summary contains future Reserve Budgets, *saving the Board valuable time* in budget meetings every year. We'll analyze various options and recommend a **reasonable and stable Reserve Funding Plan** that is sensitive to everyone's needs.

EXECUTIVE SUMMARY

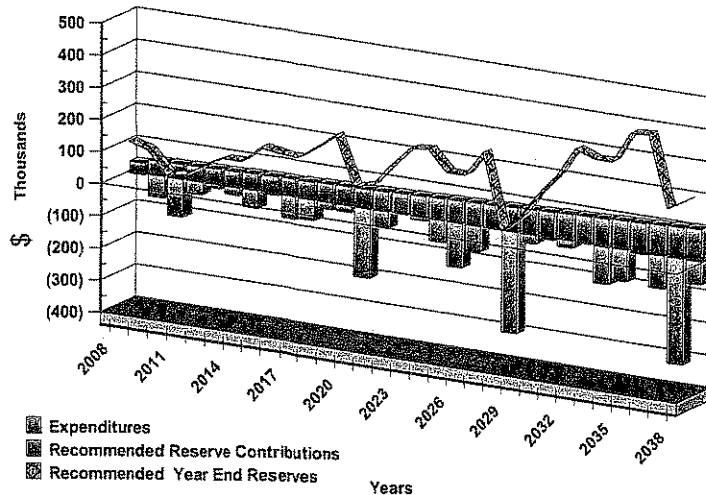
At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Precision 20/20 Full Reserve Study* and submit our findings in this report. This Reserve Study is a budget planning tool that identifies the current status of the reserve fund and a stable and equitable Reserve Funding Plan to offset the anticipated future major common area expenditures.

Recommended Reserve Contributions

Year	\$	Year	\$	Year	\$
2009	45,000	2019	59,300	2029	78,300
2010	46,300	2020	61,000	2030	80,500
2011	47,600	2021	62,700	2031	82,800
2012	48,900	2022	64,500	2032	85,100
2013	50,300	2023	66,300	2033	87,500
2014	51,700	2024	68,200	2034	90,000
2015	53,100	2025	70,100	2035	92,500
2016	54,600	2026	72,100	2036	95,100
2017	56,100	2027	74,100	2037	97,800
2018	57,700	2028	76,200	2038	100,500

Keep your homeowners informed with our easy-to-use financial forecast that includes a stable level of funding (*note green bars*) that eases any fear of future special assessments.

Recommended Reserve Funding
Terrace Point
Condominium Association



NARRATIVE WITH ENHANCED SOLUTIONS AND PROCEDURES (ESP)

The 30 - 40 page detailed component narrative goes beyond a condition assessment with Enhanced Solutions and Procedure (ESP). Only our narrative helps you better understand the engineering aspects of your common area property elements and future capital projects.

Enhanced Solutions and Procedures (ESP), only found in Reserve Advisors Studies, includes:

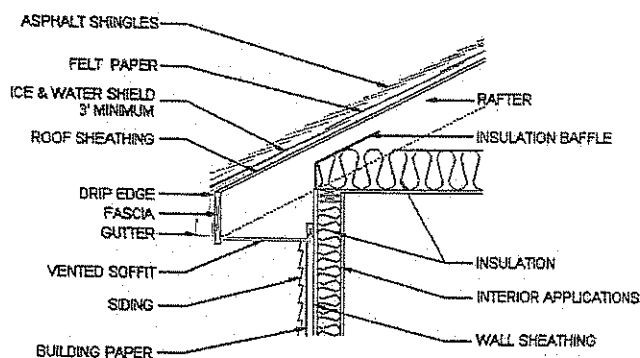
- **Individual descriptions and observed conditions** of each common area property element such as exterior walls (including brick tuck pointing), HVAC systems (heating, ventilating, and air conditioning), roofing systems and assemblies, asphalt pavement, and recreational amenities.
- **An analysis of specific problems** you have with some of the common area property elements, such as drainage problems or ice damming in colder climates, at **no extra charge**.
- **Specific methods of replacement** for major common elements that extend the remaining lives and **minimize your future maintenance costs**.

This additional information assists in evaluating contractors' bids and understanding and managing capital projects.

ENHANCED SOLUTIONS AND PROCEDURES

Roofing (cont'd)

Reserve Advisors recommends a *tear-off* method of replacement. This procedure includes removal of the existing *shingles*, deteriorated *flashings* and *underlayments*. The contractor should then inspect the roof sheathing for areas of water damage and replace deteriorated sheathing. Once the roof sheathing is repaired, the contractor should install the new *underlayments*, *flashings* and *shingles*. The following cross-sectional schematic illustrates an asphalt shingle roof system.



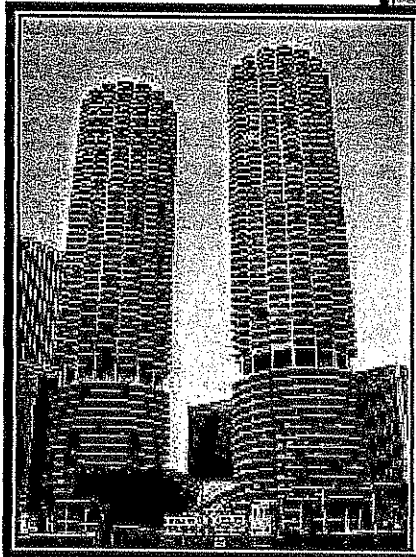
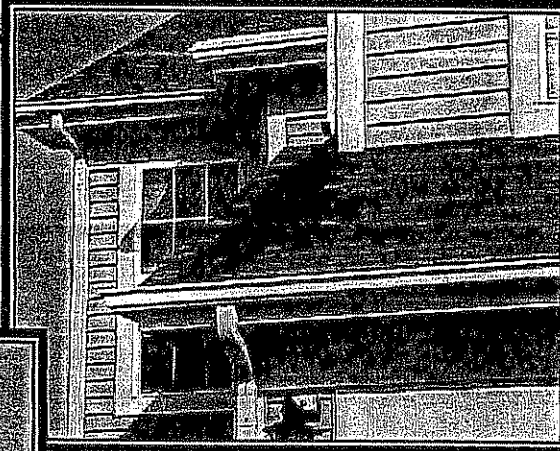
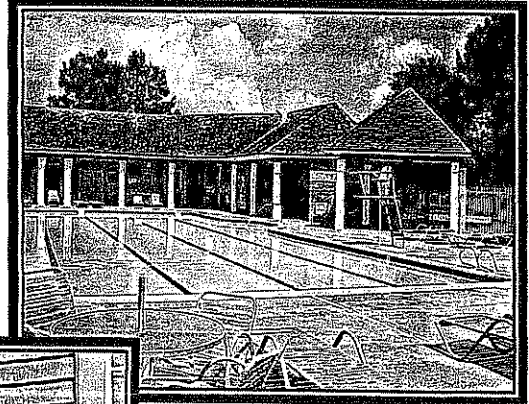
The two types of *underlayment* most often used in an asphalt shingle roof system are a waterproof membrane and asphalt impregnated felt. Both types of underlayment protect the roof sheathing from water damage. They have a low vapor resistance that impedes the accumulation of moisture between the underlayment and the roof sheathing. A waterproof membrane is thicker than asphalt felt and a roofer should apply this underlayment to roof valleys, the

leading edges of the roof and at the intersection of the roof plane and gables. *This type of roof replacement will help maximize the overall useful life of the roof system.*



PHOTOGRAPHS

Digital photos document conditions and support capital project decisions.





COMPONENTS OF YOUR PRECISION 20/20 FULL RESERVE STUDY REPORT

EXHIBITS

Physical Analysis includes:

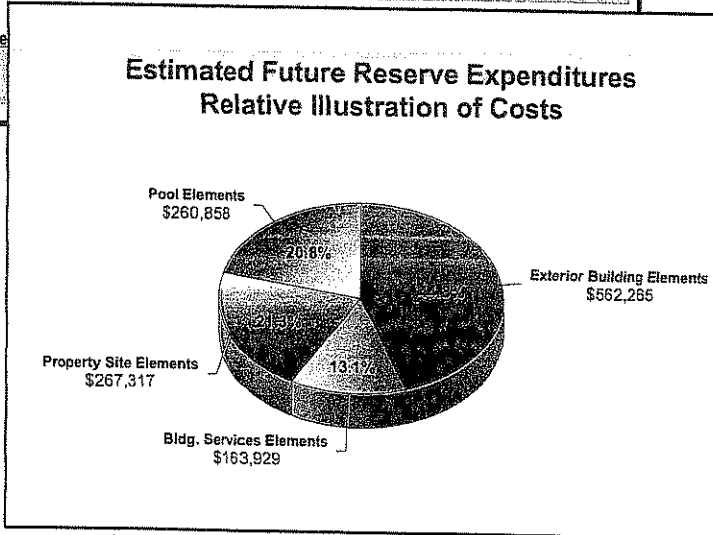
1) **Quantitative Inventory** for easy contractor bidding, and faster board meetings!

RESERVE EXPENDITURES							
Quantities:			Reserve Component Inventory	Estimated 1st Year of Repl.	Life Analysis, Years		Unit Cost, \$
30-Year Total	Per Phase	Units			Useful	Remaining	
Exterior Building Elements							
206	103 SQ	Roofs, Modified Bitumen		2010	15 to 20	2	795.00
95,800	59,000 SF	Walls, Masonry Capital Repairs		2008	8 to 12	1	4.50
36,900	4,100 LF	Window and Door Sealants		2008	to 20	0	3.50
Interior Building Elements							
6	2 EA	Elevator Cab Finishes		2008	to 30	0	3,200.00
5,000	500 SY	Floor Coverings, Carpet		2009	10 to 12	1	32.00
97,500	13,700 SF	Wall Coverings		2012	10 to 12	4	2.00
Building Services Elements							
12	2 EA	Elevators, Modernization		2009	to 40	1	98,000.00
1	1 EA	Fire Warning & Detection System		2028	to 30	20	85,000.00
625	35 LS	Riser Sections, Domestic Water		2024	75 +	16	2,200.00
Property Site Elements							
1,800	900 SY	Asphalt Pavedment, Driveways		2010	15 to 20	2	36.00

Explanatory Notes:
 1) 3.1% is the estimated future inflation rate for estimating Future Replacement Costs.
 2) FY is Fiscal Year beginning January 1 and ending December 31.

Reserve Component Inventory	Unit Cost, \$	2008 Total Future Cost of Repl. per Phase, \$	Total Future (See Notes 1 & 2) Costs of Repl., \$			
			RUL = 0	1	2	3 4
			2008	2009	2010	2011 2012
Exterior Building Elements						
Roofs, Asphalt Shingles	300.00	94,500	150,345	74,025	76,320	
Walls, Masonry, Tuck Pointing	1.25	31,250	34,247		34,247	
Walls, Paint Finishes						
Property Site Elements						
Asphalt Pavement, Driveways						
Concrete Sidewalks						

2) **Future Replacement Costs** for 30 years based on local construction inflation rates ensuring the accuracy of future capital budgets!



3) **Graphs & Charts** illustrating the relative importance and future needs

Financial Analysis of Your Reserve Funding Needs. We recommend a 30-year stable and sufficient reserve funding plan that includes interest you're earning to minimize reserve assessments.

	RESERVE FUNDING PLAN				
	Individual Reserve Budgets & Cash Flows for the Next 30'				
	2008	2009	2010	2011	2012
Reserves at Beginning of Year	\$115,000	90,131	100,465	131,384	149,922
Total Recommended Reserve Contributions	30,000	32,000	33,000	34,000	35,100
Plus Estimated Interest Earned, During Year	3,131	2,909	3,539	4,294	5,141
Less Anticipated Expenditures, By Year	(68,000)	(24,555)	(5,640)	(19,756)	(3,254)
Anticipated Reserves at Year End	\$90,131	100,465	131,384	149,922	186,908



**RESERVE
ADVISORS**

OPTIONAL PROPERTY INSURANCE ADVISORY SERVICE

Insurance premiums are one of the largest single line items in your budget. You may qualify for this optional service if you insure the buildings.

Reserve Advisors economical Insurance Advisory Service answers the following key questions...

- ✓ Are you overinsured? If so, you are paying too much in premiums.
- ✓ Are you underinsured? You might have to pay part of the cost to rebuild.

Our expert advise minimizes risk by verifying your property insurance now with the Insurance Advisory Service Opinion Letter. This affordable consulting service could save you thousands in insurance premiums or save you thousands if your property is underinsured in the event of a loss.



**RESERVE
ADVISORS**

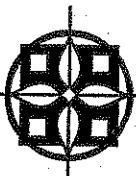
ECONOMICAL UPDATES

Reserve Study Update - An ongoing review by the Board and an Update to your reserve study in a few years are necessary to ensure an equitable funding plan since a reserve study is a snapshot in time. Many variables change after the study is conducted that may result in significant homeowner overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last reserve study or Update.

You can expense the fee for an Update from the reserve account. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.



Long-term thinking. Everyday commitment.

You will obtain the most objective feedback about Reserve Advisors' services because we do not pre-screen our references. As such, we do not know the availability of the references listed below due to the frequent transition of board members, property managers and management companies. We're happy to provide additional references from over 4,000 reserve study clients upon request.

- 1 Viera East Golf Course District Association, Inc.** 211 Homes
Ms. Debra Campbell
Viera FL
- 2 Waterford Trails Homeowners Association, Inc.** 603 Homes
Mr. Greg Ashworth (407) 781-1836
Orlando FL
- 3 Egret's Landing Homeowners Association, Inc.** 224 Homes
Ms. Debbie Youngblood (407) 322-4922
Lake Mary FL
- 4 Eagle Creek Homeowners Association** 211 Homes
Mr. Steve Byrd (407) 788-6700
Orlando FL
- 5 Lake Ashton I Community Development District** 986 Homes
Mr. George Flint (407) 841-5524
Lake Wales FL

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 17, 2010
Re: Capital Improvement Recommendations

Pursuant to the attached proposals as solicited by Supervisor Balson, Supervisor Bock and myself regarding the access control, putting green and community entrance we are recommending that that Board consider the following:

Access Control Program – Not to Exceed \$30,000

We would recommend a key fob type program. If the Board is willing to consider, we would ensure the proposal as provided would integrate our operational needs for controlled access to specific doors and times in a serialized fashion and as permitted basis. We would recommend the remote access control administration service as proposed as well. The reader cards are \$7.00 per piece and we would include one card per property owner as part of the system. The first card should be provided to each property owner with the conversion, with additional and replacement cards being provided at the expense of the private property owners. A bulk or negotiated rate may be achieved to further reduce the cost.

Putting Greens – Not to Exceed \$17,250

We would recommend a handicap accessible facility of 1500sq/ft to satisfy the demand for this amenity. The location would be generally in the area east of the pool, south of the basketball courts. Please see Rick for a tour prior if needed. We would seek a 10 year base and turf warrantee as part of the improvement. →

Main Entry and Marquee – Not to Exceed \$5,000

We would recommend at this time a community marquee is purchased for the purpose of notifying owners of communication methods (website) and upcoming events. In addition and due to the age, condition of the community entry we would suggest that some concepts are provided by an architect to revitalize the look and feel of the entrance. As part of this process we would encourage the fountains to remain in similar scope, size etc but perhaps employ better technology if a redesign and construction process takes place. At the very minimum the center median sign and entrance marquee should be addressed in the short term.

Should the Board decide that they would like to pursue any of the above options, we will be prepared to discuss where funds can be identified to commence the recommendations. In addition capital financing for periods of up to 10 years can be explored at rates less than 7.5 % should the Board look to capture payments from future residents on improvements considered now.

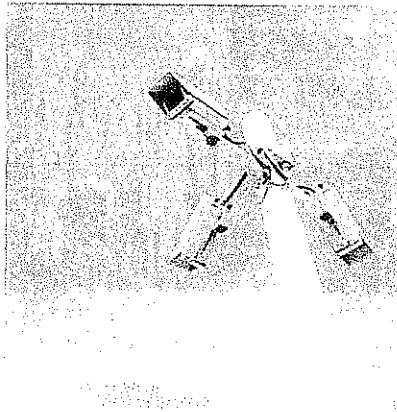


RSS RAPID SECURITY SOLUTIONS

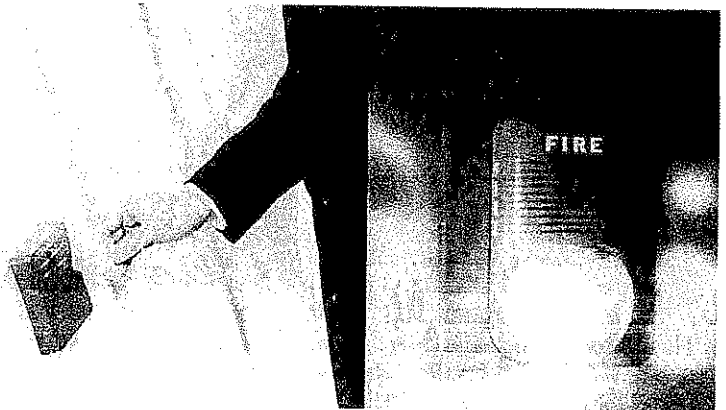
Peace of Mind. Delivered.

**Lakeside Plantation
Community Development District
North Port, Florida**

Access Control System Proposal



Digital Video Surveillance and Verification



Intelligent Access Control Systems

Two-Way Audio Intrusion Detection

Fire Detection and Monitoring

January 26, 2010

Ben Thurmond
Senior Security Consultant

INTRODUCTION

Rapid Security Solutions (RSS) is a full-service security partner managing end-to-end security and asset protection solutions for commercial and residential clients through the use of state-of the-art technology, proven security assessments and exceptional client service.

Our confidence in our systems and the people behind them is backed by a true commitment to service and we continually strive to improve every process that impacts the quality of our work and services. If something isn't right, tell us and we'll make it right—No questions asked.

Our Solutions Approach to Security

Today, there are many reasons why a security plan is important. These include safety, smarter and more sophisticated criminals, new municipal ordinances governing false alarms, which result in high fees and penalties and higher insurance rates. RSS meets these needs with an integrated approach and employs a rigorous process that assures the highest level of safety.

The RSS Security Integration Process (SIP)

The SIP is RSS' comprehensive security system development and support method. The SIP begins with a consultation and thorough site assessment, followed by a customized security system strategy and design proposal, culminating in an easy, hassle-free installation. System training, 24/7 monitoring and support, including maintenance complete the process.

PROJECT DESCRIPTION

This proposal is for the installation of a new Access Control System at the Community Center of Lakeside Plantation Community Development.

Access Control System w/Proximity Reader Technology

The RSS access control system gives Lakeside Plantation CDD full control over the entry of residents, visitors, staff, and contractors into the Community Center offices and amenity areas. This system limits facility entry to only those authorized by Lakeside Plantation CDD, significantly reducing the threats and risks identified in the RSS site assessments. Implementing this system will assist in meeting the following security objectives:

- Preventing intruders from entering the property if entry points are unattended
- Protecting community property from theft and/or vandalism
- Protecting amenity areas from unauthorized use
- Enforcing community policies and procedures regarding amenity are usage
- Tracking/Documenting traffic into the amenity and office areas

The RSS access control system utilizes personal key fobs and gives users access to authorized areas only. There are no codes to remember and multiple programmable levels of access give Lakeside Plantation CDD flexibility in authorizing access to sensitive areas.

With the RSS access control system, Lakeside Plantation CDD management and security staff can view real-time entry to its facility at all controlled access points, remove a user's access or assign access levels, program scheduled door locks/unlocks and perform other management functions with total ease.

Access Control Benefits Include:

- Eliminating the expense of rekeying or changing locks when a resident/employee leaves
- Automates restriction of access to sensitive areas
- Allowing temporary access by visitors, vendors, and contractors
- Decreasing the Community's liability and risk
- Scalability and modular integration for future system expansion

RSS proposes to install a new access control system at the Main Clubhouse of Lakeside Plantation CDD that will control access to a total of 5 entry points.

The controlled entry points of this proposed system are as follows:

1. Exterior – ~~Front Community Center Entrance Door~~ *Card Room Door*
2. Exterior – Billiard's Room Door
3. Exterior – Fitness Center Door
4. Exterior – Management Office Door
5. Interior – Management Office Door

Included at each door are door sensors and sounders for notification of a door remaining open longer than the permitted time. (client-defined) This will help prevent any controlled door from being propped or forced open for unauthorized entry.

The following are a few of the features of this proposed systems main components.

Network Interface Administration Features

Through our internet browser-based administrative interface Lakeside Plantation CDD Management can centrally manage one door or thousands of doors —without having to add networking infrastructure. Administration highlights include:

- Reports, activity log, and journals provide accurate records on system activity
- Multiple logins for accessibility to system features by Lakeside Plantation CDD Management
- Convenient Adding/Removing of Users
- Sends notifications of alarms via email, pager, or cell phone

Proximity Card Reader



- Discreet Compact Design
- Multi-colored LED and Beeper Notify user of approved access
- Weather Resistant - Suitable for Indoor or Outdoor applications
- 2" Card Read Range

Personal Proximity Key Fob



- Convenient Compact Design Fits Easily on a Key Ring
- Built to withstand Harsh Operating Environments and Handling
- Supports formats up to 85bits w/over 137 billion codes

Access Control System Components to be Installed

- Qty 1 - Access Control Main Control Panel Kit including 2-door controller
- Qty 1 - Access Control Power Supply Module – 8 Door Capacity
- Qty 2 – Access Control 2-Door Expansion Module
- Qty 5 - Mini Proximity Key FOB Reader
- Qty 5 - Exit Button - Single Gang Illuminated
- Qty 5 – Exit Motion Sensor w/Sounder
- Qty 5 – Electromagnetic Lock Door Lock
- Qty 5 – Door Sensor – White
- Qty 1700 – Personal Proximity Key FOBs

Access Control System Installation Cost Summary

Installed Access Control System Cost:	\$ 16,945.00
Replacement Personal Key Fobs (Minimum order of 50):	\$7.00/Each

OPTIONAL - RSS REMOTE ACCESS CONTROL ADMINISTRATION

RSS' Remote Access Control Administration service offers unmatched scalability and versatility to provide robust access control to both new building installations and upgrades from older technologies.

Through a Web-based administrative interface you can centrally manage one door or thousands of doors spread out across the globe—without having to add networking infrastructure.

System highlights include:

- Unlimited number of sites , doors, and users
- Remote management and visibility from any browser
- No software to install, no dedicated PC needed
- No servers or IT support needed—backups, archives, and upgrades all handled by the RSS data center
- Fully accessible using a standard Web browser
- Optional Wireless control panel options provide cost-effective solution for remote gates and facilities without adding network infrastructure
- Sends notifications of alarms via email, pager, or cell phone

Remote Access Control Administration Cost Summary

Monthly Administration Cost Per Site: -Includes Web-Hosting of System Database and Administration.	\$ 29.99
Additional Monthly Administration Cost per Reader:	\$ 14.99
Total Monthly Costs for the Proposed System:	\$ 104.94

OPTIONAL - SYSTEM MAINTENANCE PLAN

RSS offers a complete maintenance plan that ensures this proposed system is always at peak performance. Upon the completion of the initial standard one year warranty, Lakeside Plantation CDD may opt for complete coverage all parts and labor costs for repair required for reasons other than natural disasters, user error, or vandalism. Also, included in this plan are scheduled onsite preventative inspections to ensure that all system components are clean, properly adjusted, and functioning to the client's satisfaction. More information on this plan is available upon request.

Total Monthly Cost for the RSS Complete Maintenance Plan:	\$ 139.00
--	------------------

INSTALLATION

The new Lakeside Plantation CDD security system will be installed through a professionally managed and smooth implementation using our SIP. Upon approval of this proposal, RSS's security consultant and lead installation technician will contact you to schedule a final installation walk-through of the facility. The final walk-through will ensure that both RSS and Lakeside Plantation CDD personnel clearly understand the details of the planned system installation. At that time, RSS will order the equipment and schedule an installation timeframe that works to the benefit of Lakeside Plantation CDD.

During the installation phase, the RSS lead technician will be the Lakeside Plantation CDD key contact and will ensure that the system is installed according to the system strategy and design assessment. The lead technician will keep in close contact with the Lakeside Plantation CDD designated project manager throughout the installation, keeping them informed all incremental progress.

Any unforeseen project conditions or Lakeside Plantation CDD requested system changes identified during the installation phase are fully documented for immediate resolution with Lakeside Plantation CDD and reconciliation with the security system strategy and design.

Upon completion of the installation, RSS will thoroughly test the entire system as well as each individual system component for proper functionality according to the system design platform. Once the system has passed all function tests, RSS, in conjunction with Lakeside Plantation CDD's designated representative, will perform a final inspection walk-through and client acceptance review to ensure the security systems meet Lakeside Plantation CDD agreed upon requirements. Once the system has been accepted by Lakeside Plantation CDD, the RSS lead technician will certify the system for active use by Lakeside Plantation CDD personnel.

TRAINING

RSS prides itself on the exceptional documentation and training we provide our clients. RSS will provide Lakeside Plantation CDD with complete security system documentation and training. Documentation includes all system manuals and information as well as any custom documentation agreed upon between RSS and Lakeside Plantation CDD.

System training is comprehensive and will be performed on-site at Lakeside Plantation CDD once the system is certified for active use. In completing the training phase, RSS ensures that Lakeside Plantation CDD's designated system administrator(s) are fully capable and confident in using the installed systems and in turn will be able to train any additional client users as required. RSS provides on-going training and documentation throughout the security system lifecycle to maximize the benefit Lakeside Plantation CDD receives from the installed systems.

SUPPORT

The quality of ongoing security system support is equally as important as the system installation. RSS provides complete system support including maintenance and service throughout the system life-cycle.

Warranty

RSS's standard warranty for each installed system is 1 year for parts and labor for any part of the system that becomes defective or inoperative in the normal course of system operation. The warranty does not cover damage to systems caused by accident, vandalism, flood, water, lightning, fire, abuse, acts of god or any other cause beyond the control of RSS.

Service

If an RSS installed system should require emergency service, an RSS service technician will be on-site within two hours. If we are unable to repair your system (provided problem is security equipment related), we will arrange and pay for on-site protection of your facility until the system is repaired.

Non-emergency service, support and maintenance are available during regular RSS business hours (8am-5pm) and will be scheduled by RSS at Lakeside Plantation CDD's request.

Non-warranty service, support and maintenance are invoiced on an hourly basis and include a trip charge. Service, support and maintenance charges reflect the current RSS labor and charge rates in effect at the time of service, support or maintenance.

PROPOSAL ACCEPTANCE

To approve this proposal and begin the system implementation process mark your selected options, sign, date, and fax this page to (941) 296-7304 or contact Ben Thurmond at (941) 704-8306.

- Access Control Installation - \$16,945.00**
- Access Control Remote Administration Option - \$104.94/Month**
- Access Control Complete System Maintenance Plan Option - \$139.00/Month**

Lakeside Plantation CDD	Rapid Security Solutions, LLC
Date:	Date:
Name:	Name:
Title:	Title:
Signature:	Signature:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 18, 2010
Re: Managers Report

As you are well aware we are underway with many programs as outlined below, with most deadlines for completion end of February throughout operations and amenity services. To summarize our efforts, we have highlighted those primary service areas and bullet pointed specific items we are reviewing and addressing.

Administration:

- Updating Records of Proceedings, Minutes, Resolutions and Contracts for on site inspection, review and website inclusion. ✓
- Reviewing Rules of Procedures, regulatory changes and fee structures needing board action. ✓
- Reviewing and Coordination of Site Operations and Amenity Management for Standard Operating Procedures, Policies and Customer Service/Program Enhancements. ✓

Accounting:

- Reporting of General and Activities Financial Statements.
- Set up of Quickbooks for Activity Financial Management.
- Regulatory Duties (See Financial Statement Memo).

Financial:

- Evaluation of Assessment Allocations, Fire District Parcel Assessment Process.
- Evaluation of Investment Rates and Debt Service Fund Investments.
- Evaluation of Parcel Changes and Assessment Roll as Previously Prepared.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 18, 2010
Re: Amenities Report

In follow up to a previous agenda item on amenity operations, we are actively looking to improve and grow the program. As it relates to historical revenue and participation in events we would hope that the attached documentation with details would aid in understanding program dynamics. As an order of priorities, we hope to raise awareness with a community marquee pointing individuals to our website, newsletter registration and specific dates.

The attached documents show a breakdown of historical and recent activities with income and expenses associated. As we move forward, we believe it is crucial that budgets be established prior to advertising the event with alternative plans in place for events that may not be self-financed. The New Year's Eve Ball is one example; as a delicate balance of price and participation to cover cost. You will note that changes were made to the Valentines Event to provide and achieve this balance. We will continue to work with the community and Event Captains to provide a goal to ensure event pricing that will, at least, break even for the Community.

As can be seen on the attached Recap of Income, tennis memberships represent the strongest revenue source for the community amenities. The adult social activities are also vibrant and residents appear to enjoy all activities related to meals and/or food "socials." We look forward to more professional reports provided in concert with the use of our QuickBooks program as time allows once operations settle.

Planned activities so far for March include:

- St. Patrick's Day Dinner
- Pizza Night
- Taco Night
- Private Organization Banquet(s)
- Private Individual Parties
- Ice Cream Social
- Wine and Cheese Event

These events are in addition to using the facilities for pre-scheduled regular events such as using the center for games and organizations' meetings. We expect many more activities to occur after our e-mail blast and solicitation of ideas and appointment of Event Captains.

Recap Info starting 7/09 to 1/10...

January 29, 2010

<i>Date</i>	<i>Event</i>	<i>Cost for event</i>	<i>Cost PP</i>	<i>Profit/Loss</i>	<i>Attendance</i>
7/09/09	Salad extravaganza	\$5.76	-0-	\$5.76 -	31
7/10/09	Death by Chocolate	\$98.93	-0-	\$98.93-	35
7/20/09	EZ Street Band/Dance	\$612.98	-0-	\$612.98-	34
7/29/09	Wine & Cheese Party	\$111.25	-0-	\$111.25-	42
8/13/09	Pizza Night	\$72.24	\$3.00	\$39.24-	14
8/21/09	Sound Inv/Dance	\$361.85	-0-	\$361.85-	57
8/25/09	Salad Extravaganza	\$27.11	-0-	\$27.11-	27
9/8/09	EZ Street Band/Dance	\$870.37	\$10.00	\$290.37-	58
9/9/09	Pizza Night	\$90.96	\$3.00	\$11.04+	28
9/16/09	Wine & Cheese	\$118.73	-0-	\$118.73-	29
9/27/09	End of Summer Picnic	\$424.18	-0-	\$424.18-	78
9/30/09	Coffee & Dessert Night	\$26.52	-0-	\$26.52-	27

10/7/09	Flu Shots	-0-	-0-				
10/7/09	Pizza Night	\$91.84	\$3.00	\$14.66+			30
10/10/09	Oktoberfest	\$183.26	\$5.00	\$56.74+			28
10/14/09	W&CH/Support SPARC	\$120.78	Donation	\$120.78-			22
10/17/09	Lakeside Breakfast	\$121.95	\$3.00	\$95-			43
10/21/09	Ice Cream Social	\$75.79	-0-	\$75.79-			46
10/23/09	Sudden Impact/Dance	\$532.60	\$10.00	\$172.60-			36
10/30/09	Haunted House	\$296.40	\$5.per Family	\$196.40-			87
11/4/09	Pizza Night	\$97.91	\$3.00	\$10.09+			33
11/7/09	Karaoke	\$459.33	\$10.00	\$139.33-			43
11/12/09	W&CH/Support Salv Army	\$134.00	Donation	\$134.00-			41
11/19/09	Ice Cream Social	\$5.99	-0-	\$5.99-			
	72						
11/19/09	Ice Cream Social 50/50			\$18.00+			
11/21/09	Lakeside Plantation	\$127.06	\$3.00	\$22.94+			48
12/05/09	Tree Decorating Party	\$74.00	-0-	\$74.00-			28

12/09/09	W&CH/Support Toys for Tots	\$145.43	Donation	\$145.43-	54
12/11/09	Hanukkah Candle Lighting	\$75.46	-0-	\$75.46-	16
12/13/09	Brunch w/Santa	\$233.55	\$3.Adult \$2.Child	\$32.55-	78
12/16/09	Pizza Night	\$94.67	\$3.00	\$13.83+	34
12/16/09	Pizza Night 50/50			\$32.00+	
12/19/09	Craft Fair	\$40.82	\$10.Vendor	\$149.18+	16
12/31/09	New Years Eve Ball	\$2654.62	\$45.00	\$944.62-	37
1/06/10	W&CH/SOLVE	\$120.18	Donation	\$120.18-	45
1/13/10	Ice Cream Social	\$55.48	-0-	\$55.48-	85
1/15/10	Sudden Impact/Cuban Café	\$972.00	\$10.00	\$162.00-	81
1/20/10	Pizza Night	\$239.50	\$3.00	\$70.50-	56
1/27/10	Coffee & Dessert	\$25.16	-0-	\$25.16-	20

FEBRUARY EVENT SUMMARY

Wine and Cheese: (2/10/10) 7:00 p.m. – 9:00 p.m.

56 Signed up previous to the event

58 Attended

Total Purchases: \$ 128.48

Event Total \$ 128.48

Breakfast: (2/13/10) 9:00 a.m. – 10:00 a.m.

64 Signed up previous to the event

64 Attended

\$3.00 per person

Monies: \$ 192.00

Purchases: \$ 126.22

Profit \$ 62.22

Valentines Dinner/Dance: (2/14/10) 6:00 p.m. – 10:00 p.m.

76 Signed up previous to the event

78 Attended

\$12.50 per person

Monies: \$ 975.00

Purchases: \$ 881.06

Profit \$ 93.94

<i>Copies & Fax</i>	\$10.00
<i>Coffee Donations</i>	\$4.85
<i>Ball Machine Rental</i>	\$5.00
<i>Tennis Membership</i>	\$350.00
9/25/09	
<i>Tennis Membership</i>	\$725.00
<i>Tennis Guest Fees</i>	\$20.00
<i>Lowes Credit</i>	\$20.00
<i>Bob cat Trail Room Rental</i>	\$150.00
10/01/09	
<i>Coffee Donations</i>	\$3.25
<i>Copies & Fax</i>	\$2.00
<i>Room Rental/xtra Set up chg</i>	\$60.00
<i>Tennis Membership</i>	\$675.00
10/02/09	
<i>Copies & Fax</i>	\$4.32
<i>Tennis Membership</i>	\$1075.00
10/06/09	
<i>Tennis Membership</i>	\$1475.00
10/13/09	
<i>Copies & Fax</i>	\$8.00
<i>Tennis Membership</i>	\$1475.00
10/16/09	
<i>Bobcat Trail Room Rental</i>	\$150.00
<i>Tennis Membership</i>	\$2900.00
<i>Tennis Monthly</i>	\$40.00
10/21/09	
<i>Room Rental</i>	\$100.00
<i>Tennis Membership</i>	\$1100.00
10/28/09	
<i>Tennis Membership</i>	\$225.00
<i>Tennis Guest Fees</i>	\$10.00
<i>Coffee Donations</i>	\$7.95
<i>Tennis Ball Machine Rental</i>	\$5.00
<i>Copies & Fax</i>	\$5.00

11/19/09

Coffee Donations	\$1.00
Copies & Fax	\$13.00
Tennis Ball Machine Rental	\$5.00
Room Rental	\$100.00
Bobcat Trail Room Rental	\$150.00
Tennis Guest Fees	\$10.00
Tennis Membership	\$1604.00
Tennis Monthly	\$40.00

12/01/09

Tennis Membership	\$325.00
Tennis Ball Machine Rental	\$5.00
Copies & Fax	\$11.26

12/29/09

Room Rental	\$20.00
Tennis Monthly	\$80.00
Tennis Ball Machine Rental	\$5.00

1/6/10

Tennis Membership	\$325.00
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1/12/10

Copies & Fax	\$10.00
Tennis Guest Fees	\$20.00

1/15/10

Tennis Guest Fees	\$20.00
Room Rental	\$150.00

1/25/10

Room Rental	\$215.00
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Activities Deposits

7/14/09

EZ Street Band/Dance	\$160.00
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7/20/09

EZ Street Band/Dance	\$120.00
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7/29/09

Visani Comedy Club	\$40.00
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8/14/09

<i>Pizza Night</i>	\$23.00
9/01/09	
<i>Pizza Night</i>	\$12.00
<i>EZ Street Band/Dance</i>	\$140.00
9/04/09	
<i>EZ Street Band/Dance</i>	\$380.00
9/09/09	
<i>EZ Street Band/Dance</i>	\$60.00
<i>Pizza Night</i>	\$64.50
9/10/09	
<i>Pizza Night</i>	\$51.00
<i>Pizza Night 50/50</i>	\$22.50
10/06/09	
<i>Pizza Night</i>	\$40.50
<i>Oktoberfest</i>	\$35.00
<i>Lakeside Breakfast</i>	\$27.00
<i>Decades Party</i>	\$20.00
<i>Haunted House</i>	\$5.00
10/13/09	
<i>Pizza Night</i>	\$66.00
<i>Oktoberfest</i>	\$105.00
<i>Lakeside Breakfast</i>	\$22.00
<i>Sudden Impact Band/Dance</i>	\$40.00
<i>Haunted House</i>	\$5.00
10/16/09	
<i>Lakeside Breakfast</i>	\$48.00
<i>Sudden Impact Band/Dance</i>	\$50.00
10/21/09	
<i>Lakeside Breakfast</i>	\$24.00
<i>Sudden Impact Band/Dance</i>	\$180.00
<i>Haunted House</i>	\$5.00
10/28/09	
<i>Haunted House</i>	\$20.00
<i>Sudden Impact Band/dance</i>	\$70.00
<i>Ice Cream Social 50/50</i>	\$13.00

11/19/09

<i>Haunted House</i>	\$65.00
<i>Pizza Night</i>	\$106.00
<i>Karaoke Night</i>	\$310.00
<i>Lakeside Breakfast</i>	\$132.00

12/02/09

<i>Ice Cream Social 50/50</i>	\$19.00
<i>Lakeside Breakfast</i>	\$18.00

12/11/09

<i>Brunch w/Santa</i>	\$139.00
<i>Pizza Night</i>	\$33.00
<i>Craft Fair</i>	\$50.00
<i>New Years Eve Ball</i>	\$270.00

12/16/09

<i>Brunch w/Santa</i>	\$62.00
<i>Pizza Night</i>	\$43.50
<i>Craft Fair</i>	\$100.00
<i>New Years Eve</i>	\$180.00

12/29/09

<i>Pizza Night</i>	\$38.00
<i>Pizza Night 50/50</i>	\$32.00
<i>Craft Fair</i>	\$40.00
<i>Craft Fair-returns</i>	\$29.16
<i>New Years Eve</i>	\$1170.00
<i>Lakeside Breakfast</i>	\$6.00

1/06/10

<i>New Years Eve Ball</i>	\$90.00
<i>Lakeside Breakfast</i>	\$49.50
<i>Yard Sale</i>	\$15.00
<i>Pizza Night</i>	\$12.00
<i>Tennis Ball Machine Rental</i>	\$5.00
<i>Lakeside Breakfast</i>	\$129.00
<i>Sudden Impact Band/Dance</i>	\$130.00
<i>Pizza Night</i>	\$12.00
<i>Yard Sale</i>	\$25.00
<i>Lakeside Breakfast</i>	\$18.00

<i>Sudden Impact Band/Dance</i>	\$20.00
<i>1/15/09</i>	
<i>Ice Cream Social 50/50</i>	\$23.50
<i>License Plate Sale</i>	\$6.00
<i>Sudden Impact Band/Dance</i>	\$590.00
<i>Yard Sale</i>	\$20.00
<i>1/22/10</i>	
<i>Sudden Impact Band/Dance</i>	\$20.00
<i>Pizza Night</i>	\$145.00
<i>Yard Sale</i>	\$95.00
<i>1/25/10</i>	
<i>Sudden Impact Band /Dance</i>	\$50.00
<i>Pizza Night</i>	\$9.00
<i>Yard Sale</i>	\$40.00



LAKESIDE PLANTATION
 The Place to Call Home
 North Port, Florida
SUGGESTED UPCOMING EVENTS
 Presented by District Management Services

Event	Date/ Frequency	Event Captain	Comments
Team Trivia Night			
Philly Cheesesteak Night			
Meatloaf Cookoff			
Fashion Show -Engage Involvement with local retailers			
Auto Repair Seminar - Classes			
Car Wash			
Dog Show & Training Demonstration			
Healthy Body - Yoga, Accupuncture, Therapies, etc.			
Legal Seminar - Wills, probate, etc.			
Law Enforcement			
Charity Walk-a-Thon			
Antiques (Antiques Roadshow style)			
Floral Design & Demonstration			
Cooking Demonstration			
Mystery Auction			
Antique Car Show			
Magician or Comedian			
Prescription Drug Questions & Answers			
Oktoberfest			
Game Night(s)			
Dance and/or Singing Competition (Karaoke?)			
Using the Local Library System			
Paintain/Artwork/Crafts			
Political Debates			
Off-Site Fishing Trip			
Off-Site Orlando Trip			
Off-Site Brewery / Winery Trip			
Easter Egg Hunt			
Santa for the Children			
St. Patrick's Day Green Beer Bash			
Super Bowl			
World Series			
Kentucky Derby			
Indianapolis 500			
Belly Dancing Classes			
Night of Stars for Residents / Resident Academy Awards			
Recycling Day			
Taco Night			



**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 18, 2010
Re: Site Operations Report/Update

Entrance Fountains – Water Leak in January forced fountains to be shutdown. Repair and test of fountains discovered another water loss issue. Problem was solved and fountains are operational as of February 15th. We will periodically shutdown fountains due to excessive wind.

Ⓞ **Pool Heaters** – Two of the five Geothermal pool heaters failed during the cold weather along with the power relay switch. Units were repaired and switch was rewired.

Landscaping – Severe damage occurred to a considerable amount of plants and trees on common grounds. The large quantity of sod we replaced in 2009 survived with little or no damage. We have removed plants that cannot be reasonably saved. Pruning of salvageable plants will occur in March with replacement of lost plants following.

Tennis Courts – Cold damage occurred to underground irrigation of courts. A main valve froze and malfunctioned causing #2 court to be overwatered. Repairs have been made. Also a ten year old irrigation timer had to be replaced due to age and wear. Heavy rains caused wash and damage on courts requiring resurfacing with new court materials.

Boulevard Lighting – The 15th of each month is when we identify broken lighting. We determine if it is just a bulb that is out or is there a Ballast, solenoid, or wiring that is damaged. We replace the bulb the electrician repairs the rest. The electrician has done the repairs on the 18th of February.

Library Shelving – Two shelf units with 18 book shelves will be installed by the end of February. ↗

Parking Lot Repaving – Awaiting final price and contract, target complete NLT March 31.

Pool Deck – The deck is to be professionally cleaned and prepped to be sealed with special glue. A weak spot in the deck surface is to also be repaired. Slated for completion prior to the end of month.

Brick Pavers Clean and Seal – Awaiting vendor selection, project completion NLT 3/14.

Retention Pond – This area on and near the Townhouse property will have the lake bank graded and sloped properly and have Bahia grass sod placed on it's perimeter.

Office Locks – All locks will be rekeyed in the amenities office prior to 2.25. Supervisor Balson and Supervisor Capozzi will have a key to drawer for amenity checkbook. Otherwise all other keys will be at the discretion of manager.

AED defibrillator installation – stalled due to recall on unit, will advise when know.

Additional Camera Installation - will be complete prior to the end of month. ↗

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: February 18, 2010
Re: Financial Statements and Other Financial Reports

The financial statements will be provided to the Board at the meeting but no action will be required at that time.

Since the last meeting we have achieved the following:

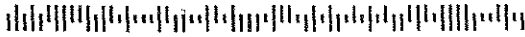
1. Liquidated the Federated Fund Investment and deposited the proceeds into the BB&T Money Market Account.
2. Commenced the transition of depositories from SunTrust to BB&T.
3. Completed, issued and filed the District's end of tax year forms 1099 and 1096 for vendors.
4. Issued and filed the District's end of tax year forms W-2 and W-3 for employees.
5. Completed issued and filed the District's Fiscal Year 2009 workers' comp audit returns and paperwork due November 2009.

Attached are copies of the latest bank and investment statements for your information. In addition you will be pleased to note that the District has collected 98% of its anticipated revenue from the tax collectors office. Should the financial statements be ready prior to the meeting, we will send electronically for review.

Account Confirmation

February 4, 2010

Page 1 of 1



LAKESIDE PLANTATION COMMUNITY
DEV DISTRICT GENERAL FUND
ATTN CRAIG WRATHELL
6131 LYONS RD STE 100
COCONUT CREEK FL 33073-4739

001670

Investor Reference No.

Account Access

FederatedInvestors.com

Investment Professional

SUNTRUST ROBINSON HUMPHREY INC
303 PEACHTREE STREET NE MC3907
ATLANTA GA 30308-3201
70929-000
DEBASIO/TRESCOTT

Additional account access information is on the reverse side.

Account Activity

Account Number		Account Type	Account Owner	Fund Number	Ticker Symbol	Account Owner Birthdate
		REGULAR	LAKESIDE PLANTATION COMMUNITY			Please Provide
Trade Date	Transaction Description	Dollar Amount of Transaction	Price Per Share	Shares This Transaction	Total Shares Owned	
	BEGINNING BALANCE				209,094.8700	
02/04/10	SHARES REDEEMED	209,094.87-	1.00	209,094.8700-	0.0000	
02/04/10	INCOME DIV CASH	0.24	0.00	0.0000	0.0000	
	ENDING BALANCE AS OF 02/04/2010	0.00			0.0000	

DST 00071662



MB 01 002273 31677 H 9 A
 LAKESIDE PLANTATION COMMUNITY
 DEV DISTRICT GENERAL FUND
 ATTN CRAIT WRATHELL
 6131 LYONS RD STE 100
 COCONUT CREEK FL 33073-4739



Monthly Statement

For the period ending January 31, 2010
 Page 1 of 2

ACT 61947R H



Portfolio Overview

TOTAL MARKET VALUE as of 01/31/2010 **\$209,094.87**

Investor News

Questions about your statement? Review "How to Read Your Statement" on FederatedInvestors.com/Customer Service

Federated's 2009 Tax Center is now available

Find answers to your tax questions, get capital gain information, access financial calculators, and much more.

Visit FederatedInvestors.com to access the Tax Center.

Have you seen the Federated Web site?

Visit our Web site to access up-to-date market commentary from Federated's knowledgeable team of portfolio managers and market strategists. Access quick links to dividend factors, yields and much more.

To assist in managing the process by which the funds' Board considers the funds' advisory fees, the funds' Senior Officer prepares an analysis. This analysis is summarized in the "Evaluation and Approval of Advisory Contract" for each fund that is available at FederatedInvestors.com.

Important note:
 Please carefully review your statement and promptly report any discrepancies in writing, within 30 days. This statement is not for tax purposes, but it should be retained for your permanent records.

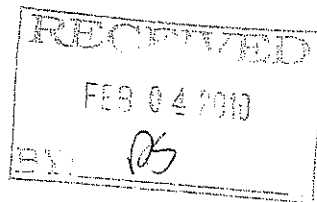
Account Information

Fund number
 Account number
 Firm number
 Firm name

SUNTRUST ROBINSON HUMPHREY INC
 303 PEACHTREE STREET NE MC3907
 ATLANTA GA 30308-3201
 Investment Professional
 DEBASIO/TRESCOTT/4051

Please call your Investment Professional if you have questions regarding your account.

Access to fund information is available at FederatedInvestors.com.



Monthly Statement

For the period ending January 31, 2010
Page 2 of 2

Account Detail Visit FederatedInvestors.com for fund performance and current yields.

Information may be obtained about the Securities Investor Protection Corporation (SIPC), including the SIPC brochure, by contacting them at 202-371-8300 or visiting their web site at www.sipc.org.

Treasury Obligations Fund SS

LAKESIDE PLANTATION COMMUNITY	Fund number 000 NASDAQ symbol FSTBX 30-day yield 0.01% as of 01/29/2010 The 30-day yield reflects actual distributions paid to you and other shareholders. It includes dividends, but does not include any applicable sales charge.	Account number Account opened 01/29/2000 Dividends Reinvested Capital gains Reinvested
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Transaction detail

Confirm date	Trade date	Transaction description	Dollar amount	Share price	Shares this transaction	Total shares owned
		Previous balance as of 01/01/2010	\$209,093.01	\$1.00		209,093.0100
01/29	01/29	Income Reinvest	\$1.86	\$1.00	1.8600	209,094.8700
		Ending balance as of 01/31/2010	\$209,094.87	\$1.00		209,094.8700



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

LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

Participant Return: 0.17 %

Date	Transaction Type	Description	Amount	Balance
1/1/2010	BEGINNING BALANCE			31.97
1/7/2010	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	25.20	57.17
1/31/2010	EARNED INCOME	INTEREST	0.01	57.18
Totals:			25.21	57.18

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

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



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
 FROM 1/1/2009 TO 12/31/2009
FUND B
 (formerly known as LGIP-B)
AGENCY ACCOUNT

LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

Date	Transaction Type	Description	Amount	Balance
1/1/2009	BEGINNING BALANCE			425.55
1/8/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.72)	419.83
2/6/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.93)	414.90
3/6/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.20)	410.70
4/7/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.78)	405.92
5/7/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.94)	399.98
6/5/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.43)	394.55
7/8/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.14)	389.41
8/6/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.90)	383.51
9/4/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(7.24)	376.27
10/6/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.83)	370.44
11/5/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.89)	365.55
12/7/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.53)	361.02
12/31/2009	PRINCIPAL BALANCE		<u>(64.53)</u>	<u>361.02</u>

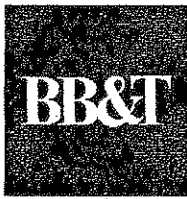
% of Ownership: 0.00007243%
 Ending NAV Balance: * 234.24
 Unrealized Gain (Loss): (126.78)

1/7/10 TRANSFER OUT < 25-207 335-82

DISCLOSURE

Total NAV Fund B: 323,412,321.68
 Reserve Account: 0.00
 Total NAV for Participants: 323,412,321.68

* 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.



Business Advantage Checking

ACCOUNT NUMBER 1

STATEMENT PERIOD January 1, 2010 – January 31, 2010

00000 EDO



LAKESIDE PLANTATION CDD
ACTIVITIES ACCOUNT
2002 NORTH LOIS AVE
SUITE 507
TAMPA FL 33607

34 *010929510000* 005245


Account Summary

Previous Balance	\$ 2,986.71	Average Collected Balance	\$ 1,644.16
Total Credit(s)	+ 1,405.00		
Total Debit(s)	- 3,113.32		
Service Charge	- 10.00		
Ending Balance	\$ 1,268.39		



Welcome to BB&T!

Did you know that J.D. Power and Associates ranked BB&T "Highest in Customer Satisfaction with Primary Mortgage Sales" in the 2009 Primary Mortgage Origination Study(SM)? As part of our commitment to provide you merger updates we want to let you know BB&T offers a wide variety of loan products and we invite you to experience our exceptional client service. We're here to meet your financial services needs. Just visit your local financial center or BBT.com to find out more.

Loans are subject to credit approval. BB&T 
For J.D. Power and Associates award information visit JDPower.com

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
1/6	DEPOSIT	171.50
1/12	DEPOSIT	296.00
1/12	DEPOSIT	38.00
1/15	DEPOSIT	639.50
1/22	DEPOSIT	260.00



Business Advantage Checking

ACCOUNT NUMBER

STATEMENT PERIOD January 1, 2010 - January 31, 2010

00000 E00

34

005246

Checks Paid ▲ indicates check missing in sequence

CHECK	DATE	AMOUNT
2003	1/5	51.66
2006 ▲	1/11	71.96
2007	1/11	334.00
2008	1/5	703.80
2009	1/12	127.50
2010	1/6	600.00
2011	1/8	12.12
2012	1/19	54.63
2013	1/29	54.91

CHECK	DATE	AMOUNT
2014	1/19	36.68
2015	1/20	447.50
2016	1/20	150.00
2017	1/21	150.00
2018	1/20	50.00
2019	1/21	50.00
2020	1/26	195.00
2021	1/29	23.56

Other Debits

DATE	DESCRIPTION	AMOUNT
1/19	ANALYZED SERVICE CHRG	10.00

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
12/31	2,986.71	1/12	1,591.17	1/22	1,541.86
1/5	2,231.25	1/15	2,230.67	1/26	1,346.86
1/6	1,802.75	1/19	2,129.36	1/29	1,268.39
1/8	1,790.63	1/20	1,481.86		
1/11	1,384.67	1/21	1,281.86		

Business Advantage MMDA Promo

ACCOUNT NUMBER

STATEMENT PERIOD January 1, 2010 – January 31, 2010

00000 E00



LAKESIDE PLANTATION CDD
 MONEY MARKET
 2002 NORTH LOIS AVE
 SUITE 507
 TAMPA FL 33607

34 010205430000 013889


Account Summary

Previous Balance	\$ 0.00	Interest Paid This Period	\$ 1.39
Total Credit(s)	+ 24,139.92	Year-To-Date Interest Paid	\$ 1.39
Total Debit(s)	- 0.00	Annual Percentage Yield Earned	0.70 %
Service Charge	- 12.00	Average Collected Balance	\$ 2,336.16
Interest Paid	+ 1.39	Days in Period	31
Ending Balance	\$ 24,129.31	Total Fees This Period	\$ 12.00



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Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
1/21	ACH DEPOSIT SARASOTA CO TAX TAX DIST LAKESIDEPLANTA	0.00
1/29	ACH CCD/CTX CREDIT SARASOTA CO TAX TAX DIST LAKESIDEPLANTA	24,139.92
1/29	INTEREST PAID	1.39



Business Advantage MMDA Promo

ACCOUNT NUMBER

STATEMENT PERIOD January 1, 2010 – January 31, 2010

00000 F00

Other Debits

DATE	DESCRIPTION	AMOUNT
1/29	MAINTENANCE FEE	12.00

Overdraft and Returned Item Fees

	Total This Statement Period	Total Year-to-Date
Total Overdraft Fees *	\$ 0.00	\$ 0.00
Total Returned Item Fees **	\$ 0.00	\$ 0.00

* Includes Overdraft Fees and Previous Day Overdraft Fees (per day)

** Includes NSF Charges

34

07/33950

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
12/31	0.00	1/21	0.00	1/29	24,129.31

Interest Rate Information

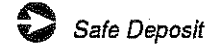
EFFECTIVE DATE	RATE	BALANCE RANGE
1/21/2010	0.500000 %	\$0.00 to \$14,999.99
	0.700000 %	\$15,000.00 to \$24,999.99
	0.950000 %	\$25,000.00 to \$99,999.99
	0.950000 %	\$100,000.00 to \$249,999.99
	0.950000 %	\$250,000.00 to \$499,999.99
	0.950000 %	\$500,000.00 to \$999,999.99
12/17/2009	0.950000 %	\$1,000,000.00 and over
	0.500000 %	\$0.00 to \$14,999.99
	0.900000 %	\$15,000.00 to \$24,999.99
	1.140000 %	\$25,000.00 to \$99,999.99
	1.140000 %	\$100,000.00 to \$249,999.99
	1.140000 %	\$250,000.00 to \$499,999.99
	1.140000 %	\$500,000.00 to \$999,999.99
1.140000 %	\$1,000,000.00 and over	

Colonial Business Select

ACCOUNT NUMBER

STATEMENT PERIOD January 1, 2010 – January 31, 2010

00001 E00



LAKESIDE PLANTATION CDD
 2002 NORTH LOIS AVE
 SUITE 507
 TAMPA FL 33607


34 010229440010 005241

Account Summary

Previous Balance	\$ 105.00	Average Collected Balance	\$ 407.58
Total Credit(s)	+ 551.00		
Total Debit(s)	- 0.00		
Service Charge	- 25.00		
Ending Balance	\$ 631.00		

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Account Details**Deposits and Other Credits**

DATE	DESCRIPTION	AMOUNT
1/6	DEPOSIT	325.00
1/12	DEPOSIT	31.00
1/15	DEPOSIT	170.00
1/26	CREDIT MEMO	25.00

01/31/2010



Account Statement



LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
DISTRICT MANAGEMENT SERVICES LLC
2002 N LOIS AVE
TAMPA FL 33607-2386

Questions? Please call
1-800-786-8787

THANK YOU FOR BANKING WITH SUNTRUST. TO LEARN MORE ABOUT HOW SUNTRUST CAN MEET YOUR FINANCIAL SERVICE NEEDS, PLEASE VISIT OUR WEB SITE AT WWW.SUNTRUST.COM

Account Summary	Account Type	Account Number	Statement Period
	PREMIUM CHECKING + INTEREST		01/01/2010 - 01/31/2010

Description	Amount	Description	Amount
Beginning Balance	\$561,112.42	Average Balance	\$524,335.95
Deposits/Credits	\$111.33	Average Collected Balance	\$524,335.95
Checks	\$50,656.62	Number of Days in Statement Period	31
Withdrawals/Debits	\$13,280.36	Annual Percentage Yield Earned	.25%
Ending Balance	\$497,286.77	Interest Paid Year to Date	\$111.33

Deposits/Credits	Date	Amount	Serial #	Description
	01/29	111.33		INTEREST PAID THIS STATEMENT THRU 01/31

Deposits/Credits: 1

Total Items Deposited: 0

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1390	10.60	01/12	*1417	121.82	01/08	1432	3,802.73	01/19
	*1402	169.68	01/06	1418	366.00	01/21	1433	15.14	01/19
	1403	6,100.00	01/05	1419	2,429.58	01/22	1434	2,195.00	01/20
	1404	866.00	01/06	1420	202.00	01/20	1435	127.16	01/20
	1405	1,200.00	01/05	1421	4,000.00	01/19	1436	96.00	01/21
	1406	575.00	01/11	1422	1,494.84	01/20	1437	1,051.02	01/19
	1407	111.83	01/04	1423	200.00	01/20	1438	4,017.70	01/19
	1408	131.33	01/12	1424	835.26	01/22	1439	12.77	01/20
	1409	6,340.00	01/06	1425	102.94	01/20	1440	129.73	01/22
	1410	6,000.00	01/05	1426	2,958.04	01/19	1441	764.37	01/19
	1411	147.00	01/04	1427	20.94	01/25	1442	15.28	01/19
	1412	96.00	01/07	1428	155.70	01/21	1443	85.02	01/19
	1413	218.40	01/04	1429	91.79	01/20	1444	763.87	01/22
	1414	1,400.00	01/05	1430	400.00	01/19	1445	180.00	01/26
	1415	202.00	01/05	1431	269.38	01/20	*11199	184.70	01/05

Checks: 45

*Break in check sequence

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	01/13	2,178.21		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 0700000000 07QKH 011402A01
	01/13	5,885.25		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 7020100000 702019019826QKH
	01/22	57.31		ACCOUNT ANALYSIS FEE
	01/27	48.83		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 0700000000 07QKH 012804A02
	01/27	1,073.08		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 0700000000 07QKH 012804A01

