

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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
MARCH 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.

March 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, March 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 February 25, 2010 Tab 1

7:45 PM

4. Business Items

- A. Request from Former Employee Counsel and Response Tab 2
- B. Amended Resolution 2010-06 Tab 3
- C. Capital Improvement and Reserve Considerations Tab 4
- D. Participation in Local Government Surplus Funds Trust Fund Investment Pool Tab 5

9:15 PM

5. Staff Reports

- A. District Counsel (No Report)
- B. District Engineer (No Report)
- C. District Manager
 - i. Managers Report Tab 6
 - ii. Amenity & Site Operations Report Tab 7
 - iii. Financial Statements, Bank Reconciliations, Investments and Check Register: Feb 28, 2010.. Tab 8
 - iv. Elections Letter Tab 9
 - v. Final Contract Scope for Engineering Services Tab 10

9:30 PM

6. Supervisor Comments and Request

- A. Review Employee Handbook for Termination Policy and Address Ethics Concerns Tab 11

9:45 PM

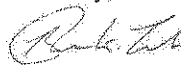
7. Audience Comments on Non Agenda items

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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

February 25, 2010 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Lakeside Plantation Community Development District was held on Thursday, February 25, 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, February 25, 2010 at 7:00 p.m.

- A. Overview of Meeting Guidelines
- B. Roll Call
- C. Pledge of Allegiance

Board Members Present and constituting a quorum:

Gwynne Balson	Vice-Chair
David Polk	Assistant Secretary
Ron Bock	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:

Residents

2. AUDIENCE COMMENTS ON AGENDA ITEMS:

Resident asked the Board to add an item to the agenda regarding an intended Town Hall meeting on Thursday, March 11, 2010 @ 7:00 p.m. The Town Hall Meeting is specifically to inform homeowners in matters concerning the CDD and management company (including recent personnel changes) with the request that Mr. Lamb be present at that meeting and to make a motion to add to the agenda.

MOTION TO:	Should the residents of Lakeside Plantation hold a Town Hall meeting on Thursday, March 11, 2010 @ 7:00 p.m. to inform homeowners in matters concerning our CDD and Management Company including recent personnel changes with the request that Mr. Lamb be present at that meeting
MADE BY:	Polk
SECONDED BY:	Balson
DISCUSSION:	None further
RESULT:	Called to Vote: motion FAILED 2/2 – motion FAILED

A resident referred to the agenda item regarding the putting green. He feels it is a waste of money to spend between \$17 & \$18,000. He feels the money should be spent to maintain other amenities.

48 A resident raised the issue of non-community residents utilizing the facilities and expressed concern that
49 no one from management has been telling these people to leave. Resident feels the non-residents should
50 receive a citation for trespassing. He also feels it would be frivolous expense to put in a putting green.
51

52 **3. BUSINESS ADMINISTRATION**

53 **A. Consideration of Minutes of Board of Supervisors Meeting on January 28,**
54 **2010 (Tab 1)**
55

56	MOTION TO:	Approve Board of Supervisors meeting minutes for
57		January 28, 2010.
58	MADE BY:	Supervisor Babik
59	SECONDED BY:	Supervisor Bock
60	DISCUSSION:	To provide a verbatim copy of transcript regarding DMS
61		proposal to provide employees
62	RESULT:	Called to Vote: motion PASSED
63		4/0 - Motion passed unanimously

64
65 **4. BUSINESS ITEMS:**

66 **A. Benderson Request Regarding Fire District Parcel & Request for Direction (Tab 2)**

67 The Board reviewed the memo submitted by Mr. Lamb regarding Benderson Request for Fire District
68 Parcel. Mr. Lamb informed the Board that Benderson Development has formally withdrawn their request
69 and will no longer utilize the fire district parcel. Mr. Lamb informed the Board that he met today with the
70 City Manager, City Attorney and Fire Chief. Mr. Lamb further raised the issue of Benderson
71 Development withdrawing their request; he also indicated what was discovered regarding the parcel being
72 owned by the fire district and informed attendees that no assessments have been assigned by our district
73 in the same manner that the fire district assesses the district common areas for the benefits for the
74 Assessment Methodology, emergency services, etc.
75

76 The Board will be entertaining the idea of assessing that property (fire district parcel). The fire district
77 can keep that property; there's no requirement for them to turn the parcel back to the District. The
78 District does have the ability to go through an assessment process based on the Assessment Methodology
79 associate with 1999 bonds, and also operational assessments to that parcel going forward, for both debt
80 and operations, in accordance with benefits received by the District's programs and services. That was
81 relayed to the individuals from the city of North Port. They are going to go back and review some of the
82 facts, then come back to the District Board for continued dialogue. Mr. Lamb's indication to them was, if
83 the Board provides the direction, the District would start that process for the assessments as early as May.
84

85 If the city of North Port feels it is in their best interest to exercise the reverter clause, it will declare the
86 property as surplus and turn that back to the CDD as a condition of those agreements. The need to level
87 assessments may be delayed until such time as conveyed to the District by a third party. If the District
88 does take title in its name, the District can't assess itself. Unless District Counsel can come up with a
89 way to do it in a special purpose entity held by our Trustee, whereas we can put it in an LLC and level
90 those assessments in the LLC and convey it encumbered. It was Mr. Lamb's opinion that right now, the
91 District is going to see what the position of the city of North Port is; the District is not aware of how it
92 should proceed down the road of levying those assessments should the Board choose to do that. If it is
93 not the Board's intention to go ahead with that assessment process now would be the time to say it is not

94 intending to do it this year and that information can be conveyed by District Management Services to the
95 city of North Port.
96

97 The assessment consultant for the District at the time was Rizetta & Company, who either was a sub or a
98 direct vendor of this CDD. The issue would have to be addressed from that firm as it relates to that parcel
99 of land. It was indicated within the original assessment allocation report the gross commercial acreage
100 and sub divided as the perceiving, this assessment. As for the history of that parcel, without the facts
101 before the Management firm, the main developer not only encompassed land but a larger parcel of land.
102 Since now this land is encumbered by Benderson, it was required pursuant to their development order to
103 provide a parcel for use in a fire station. Their reason is that a developer would place those lands within a
104 District for a period time and then convey those for conditions of satisfying a development orders, etc.
105 when they're controlling a District Board and have that ability to do that. Normally those lands are
106 transferred to a general purpose government, a city, or a county. In this case it was specifically
107 transferred by the CDD with a very general release of reverter to another fire district. As you know, the
108 fire district assesses the Lakeside District; for the method of collection and the assessment that the District
109 imposed under 170 and collect under 197. Mr. Lamb expressed confidence that if it is this Board's desire,
110 it can proceed forward. From a legal stand point, the District would need opinion from counsel on that.
111

MOTION TO:	Proceed forward with the assessment process.
MADE BY:	Supervisor Bock
SECONDED BY:	Supervisor Polk
DISCUSSION:	None further
OPPOSED BY:	Supervisor Balson
RESULT:	Called to Vote: motion PASSED 3/1 - Motion passed (0:22:43)

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120 **B. Continuing Engineering Service Contract Consideration (Tab 3)**

121 Mr. Lamb informed the Board the engineering services contract has expired. The original process under
122 the competitive negotiation act in selecting and awarding a continuing service agreement, the Board's
123 intent was pretty clear in its selection as DMK as its engineer. Mr. Lamb would like to resolve the issue
124 with contract, as outlined in the memo. Mr. Lamb would like to put in place a contract that works more to
125 the District's benefit as opposed to the vendor's benefit. Mr. Lamb informed the Board the contract was a
126 standard form of a proposed contract. Mr. Lamb explained the terms and conditions of the contract to the
127 Board and its specifications within. The contract has not been before counsel but has been reviewed by 5
128 to 6 other firms. Discussion ensued regarding the parameters of the contract, addition, deletions and
129 revisions to the contract. Mr. Lamb will be responsible for the adding revised verbiage to the contract
130 with DMK as specified by the Board. Mr. Lamb clarified the services as requested would come before
131 the Board in a form of a proposal prior to proceeding.
132

MOTION TO:	Continue engineering services with DMK, with District Management to include the revisions to the contract as specified by the Board of Supervisor for Lakeside Plantation CDD.
MADE BY:	Supervisor Polk
SECONDED BY:	Supervisor Babik
DISCUSSION:	None further

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140 RESULT: Called to Vote: motion PASSED
141 4/0 - Motion passed (0:27:27)

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143 **C. FY 2009 Audit Report (Separate Bound Document)**

144 The Board reviewed the FY 2009 Audit Report prepared by Carl Riggs & Ingram. Mr. Lamb noted it was
145 a clean audit. The firm was not requested to provide a presentation but management has reviewed the
146 audit within its accounting department and sees no issues relating to the audit. One item which was
147 discovered in review is amending the financial. What it did not see was an accrued liability related
148 unused sick, vacation time, etc., located with in the financials for last year or indicated in this report.
149 District Management will be responsible for making the amendment/corrections to the audit.
150

151 MOTION TO: Accept the 2009 Audit Report as presented.
152 MADE BY: Supervisor Babik
153 SECONDED BY: Supervisor Balson
154 DISCUSSION: None further
155 OPPOSED BY: Supervisor Balson
156 RESULT: Called to Vote: motion PASSED
157 4/0 - Motion passed (0:29:26)

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159 **D. Compensation Request for Benefits of a Former Employee (Tab 4)**

160 Mr. Lamb informed the Board that the District has received a request from a former employee, Carrie
161 Greus, who was denied medical insurance benefits by the insurance carrier and wanted to formally
162 request compensation in lieu of coverage. It was stated that the previous management company did
163 provide this historically in lieu of carrier-determined disqualification. However this is not a
164 recommendation that we would make nor is it an action that we would take without Board direction. Mr.
165 Lamb also read the motion to the policy regarding employee benefits which reads, "Adding language
166 stating the District will pay health premiums for full-time employees up to \$830.00 per quarter". District
167 Management is seeking guidance of the Board in this matter and as to further details regarding medical
168 needs. There is currently one worker's compensation claim open pertaining to the slip and fall incident
169 and an additional worker's compensation claim was filed recently and subsequently denied by the carrier.
170 Discussion ensued on how to proceed with the employee.
171

172 MOTION TO: Grant employee compensation for one quarter in lieu of
173 health insurance NTE \$830.
174 MADE BY: Supervisor Polk
175 SECONDED BY: Supervisor Balson
176 DISCUSSION: see below
177 OPPOSED BY: Supervisor Bock & Supervisor Babik
178 RESULT: Called to Vote: motion FAILED
179 2/2 - Motion Failed (0:34:00)

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MOTION TO:	If the employee (Carrie Greus) can provide proof on insurance and paid for it for her to be reimbursed NTE \$830
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Bock
DISCUSSION:	None further
OPPOSED BY:	Supervisor Polk & Supervisor Balson
RESULT:	Called to Vote: motion FAILED 2/2 - Motion Failed (0:34:53)

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E. Event Captain/Volunteer Staff Procedure and Amendment to Resolution 2010-06 (Tab 5)

The Board reviewed the memo submitted by Brian Lamb regarding Event Captain Program which highlighted 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; to ensure creativity is maximized but kept with limits of abilities.
- 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

211 The Board also reviewed Resolution 2010-06, a resolution of the Board of Supervisors of the Lakeside
212 Plantation Community Development District designating the authorized signatories for the District
213 operating bank account(s) and providing for an effective date.
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215 Discussion ensued regarding the code of ethics, activity bank account(s), authorized signer(s) on the
216 activity bank account and the parameters involved in the position of Event Captain/Event Volunteer
217 Groups. Mr. Lamb recommended accepting the amended resolution 2010-06 as presented to allow for
218 the Event Captain to receive funds for purchases for the activity as long as a code of ethics agreement was
219 on file. . It was concluded to table this discussion until the Code of Ethics is presented to the Board for
220 review.
221

F. Reserve Study Proposal (Tab 6)

222 The Board reviewed the Precision 20/20 Full Reserve Study Proposal for Lakeside Plantation CDD as
223 submitted by Reserve Advisors. The reserve study would provide for a physical analysis which would
224 consist of component inventory, condition assessment and estimated useful life, remaining life and
225 replacements costs. The reserve study would also consist of a financial analysis consisting of fund status
226 and fund planning. Mr. Lamb informed the Board the proposal for reserve study services cost is \$3,900.
227 Discussion ensued regarding the nuances of the reserve study proposal. Mr. Lamb recommended having
228 a workshop meeting to invite the reserve study proposer to do a presentation for the Board.
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MOTION TO:	Approve reserve study subject to verifying vendor included meeting with community
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Balson
DISCUSSION:	None further
OPPOSED BY:	Supervisor Balson
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed (1:00:26)

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G. Capital Improvement Considerations (Access Control, Putting Green, Entrance Monument (Tab 7))

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The Board reviewed the memo submitted by Brian Lamb regarding Capital Improvement Recommendations pursuant to the proposals solicited by Supervisor Balson, Supervisor Bock and Brian Lamb regarding the access control, putting green and community entrance. District Management is recommending the Board consider the following:

246	Access Control Program	NTE \$30,000
247	Putting Greens	NTE \$17,250
248	Main Entry and Marquee	NTE \$5,000

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Access Control Program

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The Board was given a presentation by Rapid Security System(s) 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. The proposal for services is as follows:

256	Access Control Installation	\$16,945.00
257	Access Control Remote Administration Option	\$14.94 per month
258	Access Control Complete System Maintenance Plan	\$139.00 per month

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Discussion ensued regarding the specifics/parameters of the contract proposal, elaboration of the options within the proposed contract and initiation/implementation of security proposal. Further discussion ensued regarding the current security patrol and services being provided. It was concluded to continue discussing the security issue at the next Board meeting.

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Putting Green

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The Board discussed the recommendation for a handicap accessible facility of 1500 sq/feet to satisfy the demand for this amenity. The location would be generally in the area east of the pool, south of the basketball courts. Recommendation for a 10 year base and turf warrantee as part of the improvement. Discussion ensued regarding the recommendations for the putting green.

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MOTION TO:	Not to put in a putting green at this time.
MADE BY:	Supervisor Polk
SECONDED BY:	Supervisor Balson
DISCUSSION:	None further

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OPPOSED BY:	Supervisor Balson
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed (1:30:05)

Main Entry and Marquee

The Board reviewed and discussed the recommendation for a community marquee to be purchased for the purpose of notifying owners of communication methods (website) and upcoming events. In addition, due to the age and condition of the community entry District Management suggests that some concepts be provided by an architect to revitalize the look and feel of the entrance. As part of this process District Management recommends the fountains to remain in similar scope, size etc. but perhaps employ better technology if a redesign and construction process should take place; at the very minimum the center median sign and entrance marquee should be addressed in the short term. Discussion ensued regarding how to proceed with the recommendations previously mentioned.

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MOTION TO:	Proceed with having an architect give a rendering and cost estimate for the front entrance NTE \$3,000.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Balson
DISCUSSION:	None further
OPPOSED BY:	Supervisor Balson
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed (1:38:52)

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Further discussion ensued regarding having a marquee sign at the front entrance and the type of signage. It was concluded not to act on this issue.

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5. STAFF REPORTS:

A. District Counsel

Not present for comment due to lack of item discussion

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B. District Engineer

Not present for comment due to lack of item discussion. Mr. Lamb will be responsible for the contacting the District Engineer regarding the entrance structure and fountain redesign to present renderings and costs estimates to the Board at the next meeting. It was suggested that the District use a college student seeking an architectural degree to take a look entrance and submit a rendering for the front entrance as a project. Mr. Lamb will be responsible for investigating the possibility/feasibility of having a college student or students submit renderings for the front entrance.

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C. District Manager

1. Manager's Report (Tab 8)

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The Board reviewed the Manager's Report submitted by Brian Lamb. Mr. Lamb highlighted/informed the Board that District Management is underway with many programs as outlined below with most deadlines for completion set for the end of February throughout operations and amenity services. To summarize these efforts, District Management has highlighted those primary service areas and bullet pointed specific items it is reviewing and addressing which are as follows:

320 **Administration:**

- 321 • Updating Records of Proceeding, Minutes, Resolutions and Contracts for on site inspection,
322 review and website inclusion
323 • Reviewing Rules of Procedures, regulatory changes and fee structures needing Board action.
324 • Reviewing and Coordination of Site Operations and Amenity Management for Standard
325 Operating Procedures, Policies and Customer Service/program Enhancements.
326

327 **Accounting:**

- 328 • Reporting of General and Activities Financial Statements
329 • Set up of QuickBooks for Activity Financial Management
330 • Regulatory Duties (see financial statement memo)
331

332 **Financial**

- 333 • Evaluation of Assessment Allocations, Fire District Parcel Assessment Process.
334 • Evaluation of Investment Rates and Debt Service Fund Investments.
335 • Evaluation of Parcel Changes and Assessment Roll as previously prepared.
336

337 **2. Amenity Report (Tab 8i)**

338 The Board reviewed the Amenities Report submitted by Brian Lamb. Mr. Lamb informed the District
339 Management is actively looking to improve and grow the amenities program. As an order of priorities,
340 District Management hopes to raise awareness with a community marquee pointing individuals to our
341 website, newsletter registration and specific dates. Mr. Lamb provided the Board with a Recap of Events
342 highlighting the dates of the events, the event name, cost for the event, cost per person for the event,
343 profit/loss of event and number of attendants at the events.
344

345 **3. Site Operations Report (Tab 10)**

346 The Board reviewed the Site Operations Report/Update submitted by Brian Lamb. Mr. Lamb
347 highlighted/updated the Board on the following issues within the District: Entrance fountains, pool
348 heaters, landscaping, tennis courts, boulevard lighting, library shelving, parking lot repaving, pool deck,
349 brick pavers clean and seal, office locks, AED defibrillator installation and additional camera installation.
350 Mr. Lamb recommended changing out the lenses on the existing cameras for a short term solution to
351 security/monitoring process until the Board has had the opportunity to review security/monitoring system
352 in long term. Discussion/clarification ensued regarding the office locks.
353

354 **4. Financial Statements (Tab 11)**

355 The Board reviewed the financial statements as submitted and Mr. Lamb informed the Board since the
356 last meeting District Management has achieved the following:

- 357 a. Liquidated the Federated Fund Investment and deposited the proceeds into the BB&T
358 Money Market Account.
359 b. Commenced the transition of depositories from Sun Trust to BB&T.
360 c. Completed, issued and filed the District's end of tax year forms 1099 ad 1096 for
361 vendors.
362 d. Issued and filed the District's end of tax year forms W-2 and W-3 for employees.
363 e. Completed, issued and filed the District's FY 2009 workers' compensation audit returns
364 and paperwork due November 2009.
365

366 In addition the District has collected 98% of its anticipated revenue from the tax collectors office. Mr.
367 Lamb also informed the Board the financial statements were submitted in two formats for review and sent
368 electronically prior to the Board meeting. Mr. Lamb also informed the Board their expenses/expenditures

369 are in line with where they are supposed to be this time of year. Discussion/clarification ensued regarding
370 the financial statements as submitted. Ms. Balson recommended putting someone in charge of checking
371 the activity account. Mr. Lamb will be responsible getting an update on the Sun Trust account and
372 reporting his findings at the next Board meeting.
373

374 **6. SUPERVISOR COMMENTS AND REQUESTS:**

375 A resident addressed filing procedures and upcoming election deadlines. Mr. Lamb will be responsible
376 for presenting election deadline and filing procedures at the next Board meeting. A resident also
377 expressed concern regarding the speed limit sign and location. Mr. Lamb will be responsible for
378 following up with the City regarding a speed limit sign.
379

380 A resident addressed the town hall meeting to be held on Thursday, March 11th, 2010 @ 7:00 p.m. to
381 inform the residents of personnel actions regarding CDD employees taken by District Management and
382 requested that the Board have Mr. Lamb attend the meeting to clarify actions taken by District
383 Management.
384

385	MOTION TO:	Direct the Board to have Brian Lamb attend the town hall
386		meeting to be held on March 11 th , 2010 @ 7:00 p.m.
387		regarding personnel actions regarding CDD employees
388		taken by District Management.
389	MADE BY:	Supervisor Polk
390	SECONDED BY:	Supervisor Babik
391	DISCUSSION:	None further
392	RESULT:	Called to Vote: motion FAILED
393		2/2 - Motion Failed (2:22:53)

394
395 A resident requested that Mr. Lamb attend the town hall meeting and answer questions regarding actions
396 regarding CDD employees taken by District Management.
397

398 A resident asked for clarification as to why an employee was let go and wanted to know who authorized
399 District Management's course of action; the resident further stressed that the Supervisors were elected to
400 represent the community's interest.
401

402 A resident agreed with previous comments made and felt the fountain issue needed to be dealt with.
403

404 A resident retracted some statements made at a previous meeting and raised questions regarding vendors
405 and first contact with Benderson Development, who solicited bids from management companies, how
406 many bids were solicited, etc.
407

408 A resident expressed concern regarding the termination of previous employees and the hiring of the new
409 part-time employees.
410

411 A resident requested that everyone move forward in peace.
412

413 A request was made to forward the verbiage from Benderson Development on the withdrawal of their
414 request/proposal. Mr. Lamb will be responsible for forwarding the verbiage to the Board members
415 regarding Benderson Development's decision to withdraw their request.

416
417 Mr. Lamb clarified the actions of the District Management Company regarding the District's employees
418 and clarified the actions taken are in the best interest of the CDD.
419

420 **Please be advised that some residents comments were not transcribed because comments were*
421 *inaudible; a recording the meeting minutes will be posted to the community website.*
422

423 **7. ADJOURNMENT:**
424

MOTION TO:	Adjourn the Board of Supervisors meeting for the Lakeside Plantation CDD.
MADE BY:	Supervisor Bock
SECONDED BY:	Supervisor Polk
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (3:07:19)

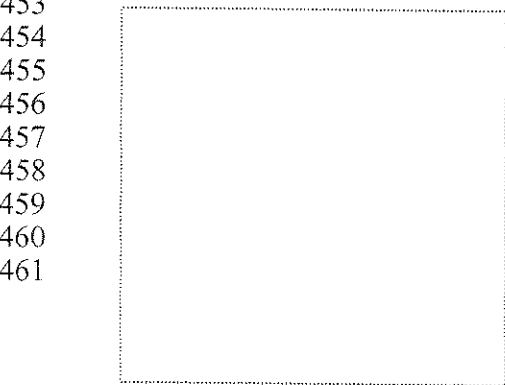
432
433 **These minutes were done in summary format.*

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

437
438 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
439 **meeting held on _____.**
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447 **Printed Name**
448 **Title:**
449 **Secretary**
450 **Assistant Secretary**

443 _____
444 **Signature**
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447 **Printed Name**
448 **Title:**
449 **Chairman**
450 **Vice Chairman**



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Recorded by Records Administrator

Signature

Date

Letter from the District's Legal Counsel

JASON A. COLLIER
941.364.2791
jcollier@slk-law.com

March 17, 2010

Christine R. Sensenig, Esq.
Sensenig Law Firm, P.A.
2033 Main Street
Suite 406
Sarasota, Florida 34237

Re: Carrie Greus
File No. L00243-132188

Dear Ms. Sensenig:

As you know, this Firm represents Lakeside Plantation Community Development District ("the District"). I am writing in response to your letter dated March 2, 2010.

At the outset, you should know that the District has adopted an overtime policy which strictly prohibits employees from working overtime without advance approval. The District's policy specifically provides that "No employee may work overtime without the prior approval of their supervisor, District Manager, or the Chair of the Board." Notwithstanding this policy, it is my understanding that Ms. Greus regularly violated this policy and was warned on multiple occasions, both orally and in writing, that she was not permitted to work overtime hours without prior approval. Despite Ms. Greus' ongoing violations of District policy, it is my understanding that the District paid her for all hours that she worked even when she failed to obtain pre-approval. Although Ms. Greus was a relatively short-term employee, it appears the District paid her over 170 hours of overtime during her employment. To suggest that Ms. Greus was somehow not paid overtime is absurd.

In fact, based upon my review of the relevant documents, including Ms. Greus' timesheets and pay records, it appears that Ms. Greus was actually overpaid by the District. Consistent with applicable law, the District's policy is to pay overtime based on actual hours worked such that time off for holidays, vacations, and other leaves of absence, paid or unpaid, is not counted as hours worked for overtime purposes. Even though it was not required to do so, the District regularly counted Ms. Greus' time off for holidays, vacation, and sick time as hours worked for overtime purposes, which resulted in the District paying Ms. Greus overtime in excess of its legal obligations.

SLK_SAR: #31196v1

For example, the week of October 17, 2009, Ms. Greus' timesheet indicates that she worked 9 hours on 10/17, 0 hours on 10/18, 0 hours on 10/19, 0 hours on 10/20, 11.25 hours on 10/21, 13.25 hours on 10/22, and 12.75 hours on 10/23. Ms. Greus submitted for 7 hours of paid time off on 10/19 and 10/20. Although according to her timesheet she worked 46.25 hours that week, and therefore should only have received 6.25 hours of overtime, the District actually paid Ms. Greus 20.25 hours of overtime that week. These types of overpayments to Ms. Greus occurred in pay periods throughout her employment. I would be happy to set up a mutually convenient time for you and I to meet to review Ms. Greus' timesheets and pay records in my office so that you can see for yourself the overpayments provided to Ms. Greus.

In addition to overpaying Ms. Greus for her hours worked, the District regularly provided other compensation and benefits to Ms. Greus beyond its legal obligations. As you know, there is no legal requirement for an employer to pay employees any vacation time or sick time upon separation from employment. Nevertheless, in her final paycheck, the District paid Ms. Greus \$561.84 for vacation time (a total of 40.16 hours) and \$712.09 for sick time (a total of 50.90 hours). The District paid Ms. Greus' sick time even though the Handbook specifically provides that sick time is not paid out upon separation. During her employment, the District further paid Ms. Greus for holiday pay even when she did not qualify for holiday pay because she did not work the day preceding the holiday and the day after the holiday. As these examples illustrate, at all times, the District went above and beyond its legal obligations by compensating Mr. Greus more generously than the law requires.

Although your letter does not provide any specifics, I understand Ms. Greus is claiming her vacation time was somehow improperly "adjusted down". Shortly after the arrival of District Management Services, LLC ("DMS"), one of Ms. Greus' co-workers noticed far too many vacation/sick hours on his paystub and he reported the mistake to a supervisor. This led to DMS conducting a thorough review of the vacation/sick hours for all employees, including Ms. Greus. DMS found discrepancies between the actual amount of time employees had available and the time shown on the ADP records. DMS explained the discrepancy to all employees, including Ms. Greus, and sent all employees the actual hours they had available. DMS' CEO and its Supervisor-Senior Accountant further addressed all of Ms. Greus' concerns regarding this issue in a telephone conversation with her.

It is my understanding that Ms. Greus' questions centered on seven sick days she took after an injury allegedly suffered at Publix. Again, although it had no legal obligation to do so, the District provided Ms. Greus with seven additional days of sick time to accommodate her request. I understand that with these seven additional days, Ms. Greus agreed that her hours were correct. Subsequently an e-mail was sent to Ms. Greus outlining the corrected agreed upon hours and Ms. Greus has been paid for all of these hours even though she was not entitled to such payment. Again, this has all been explained to Ms. Greus on multiple occasions. Despite Ms. Greus' prior recognition that her vacation/sick hours were correct, if there is any additional time that Ms. Greus now believes she is owed, please provide specific information to me so that I may investigate the matter further.

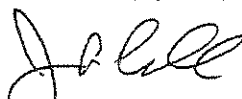
With respect to the notice of termination, the Handbook provides that "the District will provide 14 days notice of termination to any employee who is being terminated *due to reorganization*." Ms. Greus was not terminated because of a reorganization and therefore is not entitled to 14 days notice or any additional pay. Rather, Ms. Greus was employed on an at-will basis; she had the right to terminate the employment relationship at any time, with or without cause or notice, and the District maintained the same right.

Finally, there is an issue relating to health insurance reimbursements provided by the District to Ms. Greus. I understand Ms. Greus represented to the District that she secured health care coverage and the District paid Ms. Greus in excess of \$4,000 in 2008 and 2009 to reimburse her for that coverage. After providing Ms. Greus with these health care reimbursements for more than a year, the District learned in August 2009 that the plan allegedly issued to Ms. Greus had been rescinded as of August 2008 because of "material misstatements" on Ms. Greus' insurance application. Apparently Ms. Greus was advised of this issue and has been refunded all of the premiums provided by the District for her health insurance. Unfortunately, Ms. Greus has not returned to the District any of its premium payments which were intended solely to reimburse Ms. Greus for health coverage which she never obtained. The reimbursements certainly were not provided to Ms. Greus to pocket as additional compensation on a pre-tax basis. The District reserves its rights to seek recovery of these reimbursements as well as all other overpayments provided to her.

Please be advised that the District intends to vigorously defend any lawsuit that is filed against it, and this letter shall not be construed as a waiver of any rights the District has as to litigation with regard to these or any other matters. Based on the above facts, there is a real possibility that any lawsuit brought by Ms. Greus would be considered frivolous and may result in the District's attorneys' fees being assessed against Ms. Greus. Of course, we are hopeful that litigation can be avoided and that an amicable resolution can be reached. As you may know, the District's Board must approve any settlement offer. Thus, although I do not have any authority to convey an offer, in recognition of the costs and uncertainty associated with litigation, I would recommend that the Board consider settling this dispute for two weeks pay in exchange for Ms. Greus executing a separation agreement which would include, among other things, a full and complete release. The Board's next meeting is March 25, 2010. If I do not hear from you prior to this date, the next opportunity for the Board to consider a resolution to this matter will be at its April 2010 meeting.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Very truly yours,



Jason A. Collier

Letter from Employee's Legal Counsel

RECEIVED
MAR 05 2010

March 2, 2010

*** Privileged & Confidential Settlement Communication *** BY:.....

Via U.S. Mail

William Cox
Shumaker, Loop and Kendrick, LLP
240 S. Pineapple Ave, 10th Floor
Sarasota, FL 34236

Re: *Carrie Greus, former employee of Lakeside Plantation CDD.*

Dear Mr. Cox:

I am writing you, counsel for Lakeside Plantation CDD, because I have the privilege of representing Ms. Carrie Greus regarding certain issues related to her employment with Lakeside Plantation CDD. Ms. Greus came to my office with her concerns, including the failure of Lakeside Plantation CDD to pay her overtime wages for all hours worked over 40 hours in a workweek as required by the Fair Labor Standards Act during her employment with Lakeside Plantation. I write you in hopes of resolving Ms. Greus's claim for unpaid overtime without need of filing a lawsuit and incurring the additional expenses which could become the potential liability of Lakeside Plantation, if we take that path.

Given the nature of Ms. Greus's claim, we thought it might make sense to approach you now, before suit, in hopes of a cost-effective resolution.

Ms. Greus averaged between 41.5 and 43.25 hours per week and earned \$13.99 per hour as a clubhouse/activities coordinator. She was apparently not paid any overtime properly and she alleges she was instructed to underreport her overtime. Ms. Greus further alleges that her timesheets were altered subsequent to her providing them to Lakeside Plantation.

Ms. Greus performed work as a clubhouse/activities coordinator for Lakeside Plantation CDD. At no time did Ms. Greus engage in duties associated with an exempt professional or managerial position: Ms. Greus has no extended training or education; Ms. Greus did not have the power to hire or fire employees; Ms. Greus did not supervise or control other employees; Ms. Greus had no control over her, or any other employee's, schedules or conditions of

Employment Law

2033 MAIN STREET
SUITE 406
SARASOTA, FL 34237

T (941) 953-2612
F (941) 953-2043



employment. It appears that Ms. Greus did not engage in any activities that qualified her for any of the exemptions to the FLSA's requirement to pay overtime for all hours worked over 40 in a workweek.

Once an employee has proved that she has performed work and has not been paid in accordance with the Fair Labor Standards Act, the fact of damage is certain. The only uncertainty is the amount of damage. In such a case, it would be a perversion of fundamental principles of justice to deny all relief to the injured person, and thereby relieve the wrongdoer from making any amend for their acts.

Any employer who violates the requirement of overtime for hours worked in excess of forty hours per week is liable to the employee affected in the amount of their unpaid overtime compensation and an additional equal amount as liquidated damages. 29 U.S.C.S. §216(b). Liquidated damages are mandatory when an employee can show that the employer willfully violated the law. Ms. Greus can provide witnesses who observed her working at events for which she was subsequently not paid overtime. Instructing Ms Greus not to report all hours worked would qualify as a willful violation of the Act.

In addition, Ms. Greus alleges that the accrued vacation time earned while in employ of Lakeside Plantation was adjusted down when a new management company was put in place. Ms. Greus goes on to allege that she did not receive any payment for this accrued vacation time on her final paycheck.

Numerous Florida courts have defined unpaid wages under Florida Statute §448.08 in broad terms to include all remuneration for employment, including vacation pay. See *Elder v. Islam*, 869 So. 2d 600, 602 (Fla. 5th DCA 2004); *Strasser v. City of Jacksonville*, 655 So. 2d 234 (Fla. 1st DCA 1995); *Ferry v. XRG International, Inc.*, 492 So. 2d 1101, 1103 (Fla. 4th DCA 1986); *Gulf Solar, Inc. v. Westfall*, 447 So. 2d 363, 366 (Fla. 2nd DCA 1984).

At termination, an employee is usually entitled to be paid her or his earned time off. *Tomasini v. Mt. Sinai Med. Ctr. of Florida*, 315 F. Supp. 2d 1252, 1255 (S.D. Fla. 2004). Accrued leave pay "represents valuable consideration over and above the hourly wage." See *University of Florida v. Div. of Risk Management*, 678 So. 2d 503 (Fla. 1st DCA 1996). Employers have no right to diminish an employee's accrued leave benefits. See *Marion Correctional Institution v. Kriegel*, 522 So. 2d 45 (Fla. 5th DCA 1988). Under Florida Statute §448.08, unpaid paid time off or vacation pay constitutes unpaid wages for the purposes of awarding attorney's fees and costs.

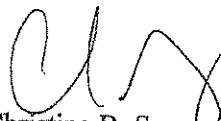
Finally, there is the question of the Board's failure to abide by the Handbook's required "14 days' notice of termination or two (2) weeks' pay in the event of termination." Ms. Greus received neither of these, thus she is entitled to the two (2) weeks pay in lieu of notice of termination.

■

For settlement purposes, we are seeking Ms. Greus' accrued paid time off wages in the amount of \$1,524.63, unpaid overtime of \$7,000.00, two (2) weeks pay in the event of termination of \$1,119.20, reimbursable expenses of \$51.53 plus attorney's fees and costs. To date, I have spent 5.5 hours on the case at my hourly rate of \$300 per hour. Thus, the total settlement offer is \$11,345.36, inclusive of liquidated damages, fees and costs. In exchange, Ms. Greus will execute a general release, including a confidentiality clause.

The offer to settle the case prior to filing a complaint in the federal courts will expire at the close of business at 5:00 p.m. on Wednesday, March 17, 2010, unless withdrawn or accepted in writing before then. Please do feel free to give me a call to discuss further, as Ms. Greus is open to discussion and negotiation. Any information you have to share would be appreciated. I hope this matter is one that we can simply resolve in a reasonable manner for all.

Very truly yours,



Christine R. Sensenig, Esquire
Sensenig Law Firm, P.A.

RESOLUTION 2010-06A

AN AMENDED 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 activities 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 activities 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 activities 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. Activity account expenditures shall require two authorized signatures, with at least one signature being that of either the Chairman or Vice Chair.
- e. All funds disbursed from the activities account must designate a purpose and have receipts backing expense.
- f. All original invoices, receipts or other statements that form the basis of any disbursement from the activities account must be provided to the District Manager.
- g. The District Manager shall reconcile all activity account statements each month.
- h. The checkbook will be locked in the middle drawer of desk in office, only members authorized for signature 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 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 Amended Resolution shall become effective on March 25th, 2010.

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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

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

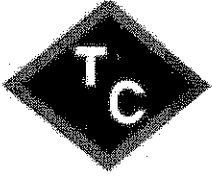
To: Board of Supervisors
From: Brian K. Lamb
Date: March 18, 2010
Re: Capital Improvement Recommendations

Based on the actions at the last meeting and comments made to allow for more input by the residents, staff would like further direction on how to proceed with the recommendations presented at the last meeting along with additional detail on the remodel recommendation.

- Access Control Program
 - We still recommend improvements and a not to exceed based on comments from professional at the last meeting.
- Roadway and Sidewalk Repairs
 - To include asphalt paving and sidewalk and/or curb & gutter repair.
- Putting Greens
 - Albeit it was voted not at this time, additional comments were made to go to the community on capital improvements in general.
- Main Entry and Marquee
 - Update and direction regarding keeping the same look as comments are being received over losing fountains. Arbor repairs and buffer zone along Sycamore.
- Reserve Study
 - Reserve Advisors will meet with community at meeting.

New Recommendations

- Amenity Center Remodel



TEIXEIRA CONSTRUCTION, INC.
2500 BOBCAT VILLAGE CENTER RD., SUITE H
NORTH PORT, FL. 34288
TEL (941)423-5522 FAX (941)423-5666
E-mail texcon@verizon.net

TO: LAKESIDE PLANTATION
FROM: MARK TEIXEIRA
DATE: 3/15/10
RE: INTERIOR REMODEL

PROPOSAL

WORK INCLUDES THE FOLLOWING:

- 1) REMOVE GLASS WINDOW IN OLD AEROBIC ROOM
- 2) FRAME WALL DIVIDING AEROBIC ROOM, TO FORM NEW CHAIR STORAGE ROOM
- 3) INSTALL EXISTING LIBRARY GLASS DOORS IN NEW STORAGE ROOM
- 4) REMOVE WALL BETWEEN OFFICES.
- 5) REMOVE WALL BETWEEN OFFICES AND LIBRARY
- 6) REMOVE WALLS BETWEEN OFFICES, LIBRARY AND MAIN ROOM
- 7) INSTALL WOOD ACCORDIAN DOORS TO SEPARATE MAIN ROOM FROM NEW FORMED DANCE FLOOR /LIBRARY ROOM
- 8) REMOVE CARPET FROM OFFICES AND LIBRARY AND INSTALL WOOD FLOORING
- 9) BUILD BOX HEADERS WHERE WALLS HAVE BEEN REMOVED
- 10) CASE OUT HEADERS USING FLUTED CASING TO MATCH
- 11) USE EXISTING BASE MOLDING AND CROWN MOLDING IN NEW AEROBIC ROOM (TO BE REMOVED FROM NEW STORAGE ROOM)
- 12) REMOVE ANY ELECTRIC OUTLETS IN WALLS TO BE REMOVED
- 13) ADD 3 RECEPTICLES IN NEW AEROBIC ROOM PARTITION
- 14) PAINT NEW WALLS AND CASING
- 15) REMOVE ALL TRASH
- 16) PLANS AND PERMITS INCLUDED

TOTAL COST: \$17,828.00

PRICE INCLUDES \$4,000.00 WOOD FLOOR ALLOWANCE AND \$5,500.00 ACCORDIAN DOOR ALLOWANCE
PRICE DOES NOT INCLUDE ANY ITEMS NOT LISTED ABOVE

THANK YOU
MARK TEIXEIRA



INVESTING FOR FLORIDA'S FUTURE

AUTHORIZING RESOLUTION FOR PARTICIPATION IN THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST FUND INVESTMENT POOL

WHEREAS, LAKEVIEW PLANTATION CD ("Participant") is a unit of local government of the State of Florida as defined in Chapter 218.401(7), Florida Statutes and is empowered to delegate to the State Board of Administration of Florida the authority to invest surplus funds in the Local Government Surplus Funds Trust Fund and to act as custodian of investments purchased with local government investment funds; and

WHEREAS, it is in the best interest of the Participant to invest surplus local funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.45, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (LGIP), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.45, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in the LGIP, for the purpose of transmitting local funds for investment in the LGIP.

B. That the individual, whose title is SECRETARY OR TREASURER, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in the LGIP and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's surplus funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. Individuals with transaction authority will be issued Personal Identification Numbers (PIN) to transact business via the website and phone with a Participant Service Representative. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

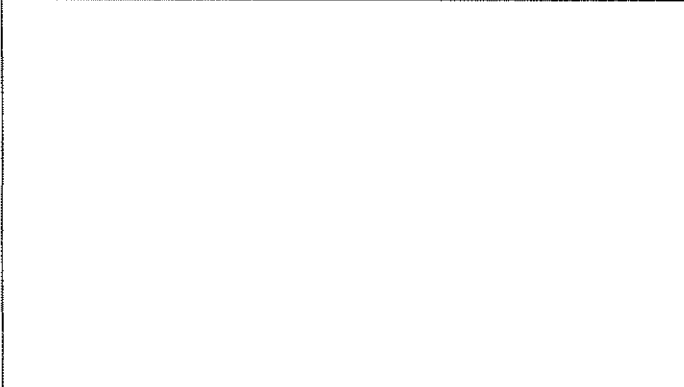
C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until the LGIP receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the ____ Day of _____, 20 ____.

PARTICIPANT NAME: LAKESIDE PLANTATION CDD

BY: Signature _____
 Printed Name _____
 Title _____

ATTEST: Signature _____
 Printed Name _____
 Title _____

SEAL: 

**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: March 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. Completion expected 4/30/2010.
- Reviewing Rules of Procedures, regulatory changes and fee structures needing board action, recommendations will be on April agenda.
- Reviewing and Coordination of Site Operations and Amenity Management for Standard Operating Procedures, Policies and Customer Service/Program Enhancements. Recommended policy and rule changes as a result will be coordinated on April Agenda.
- Letter to City of North Port, Fire District sent concerning the Districts direction to assess parcel for FY 2011 its fair share of debt and operational assessments.

Accounting:

- All operational and reports current
- Historical sales tax concern identified regarding events and will be our next project to correct.

Financial:

- 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: March 18, 2010
Re: Amenities Report

As the Amenity staff progress has been impeded by the certain community members attention with the recent changes in personnel, we are not where we would hope to be; however, we feel confident to achieve the same internal goals by the end of April. One public plea we would make is to allow the staff to conduct their work without taking their time to discuss community political issues. This has had the impact of preventing efforts being applied towards progress.

Those internal goals we will achieve can be best summarized by maximizing the programs to enhance volunteers, communication lines and marketing of events. With certain obstacles being presented as referenced above, ultimately the program has been successful in that attendance has been maximized and events have been nearly self sufficient in funding and efforts.

Successful Events Last 30 Days:

2.18.2010	Ice Cream Social – 85 Attendees - \$68 – Net CDD Expense
2.19.2010	Italian Pot Luck – 39 Attendees - \$9.95-Net CDD Expense
2.24.2010	Pizza Night - 59 Attendees - \$39.50 – Net CDD Expense
3.10.2010	Wine & Cheese – 74 Attendees - \$202.75 – Net CDD Expense
3.17.2010	St Patrick's Day Event - 100 Attendees - \$256.00 CDD Profit

Planned activities so far for April include:

- Family Movie Night
- Ice Cream Social
- Pizza Night
- Flower Arranging
- Local Police for Crime Prevention / Neighborhood Watch Programs
- Running Club
- Stroller Club
- End of Season Potluck Dinner with Special Speaker
- Dessert Potluck

We have received interest from several individuals to sponsor programs as presented last month and will be providing an annual schedule for this calendar year to demonstrate the broadness of the activity and social program the CDD provides.

As to incident reports, we issued warnings as to an altercation that occurred in the clubhouse, verbal harassment towards the staff members and additionally we have not received funds for the private event that was held 3.11.2010 and will be seeking board direction on this matter. In addition, we will be presenting changes to your rules in April as to the vagueness on some matters subject to interpretation.

**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: March 18, 2010
Re: Site Operations Report/Update

The following is an updated Maintenance report from the Community Operations Staff:

Entrance

- Construction by gas station is slated for completion prior to the end of the month with weather permitting. The entrance arbors are set to be pruned in late March.

Tennis Courts

- Damage to the tennis courts due to heavy March rains was repaired and new Har-Tru material was installed.

Boulevard Lighting

- The double street lamp was removed by the gas station company along with a single. Because repairs are necessary for the double lamp electrical problem that is occurring in the first section of boulevard lighting, an electrician has been scheduled for correcting.

Parking Lot Lighting

- The lamp pole and light assembly are being replaced.

Landscaping

- March pruning and fertilization have occurred.
- Annuals were planted on the boulevard and at the Clubhouse. The remaining areas for annuals will be planted following construction at the gas station.

Irrigation

- Because of the construction at the gas station, the main irrigation line has been relocated. We have also started bi-annual maintenance for the dry season which may include installing new irrigation lines.

Exercise Equipment

- Various small repairs have been made to the exercise equipment; to maximize usage, certain equipment has been re-positioned.

Heavy Rains

- Evaluation of the outflow structures and drainage has been accomplished.

Fish Pond

- The circulation pump was repaired and pond rocks/slabs were replaced.

Swimming Pool

- Pool ladder treads were replaced, two lamps were repaired and a seal replaced. The electrical transformers were inspected and adjusted.

Inspections

- Alarm systems and fire suppression systems have gone through an annual Operations test and Certification.

AED Defibrillator

- The equipment is undergoing a manufacturer's recall. We are researching other options and will advise the Board of choices at the April Board meeting.

Camera Installation

- DMS is proceeding with researching options. This item will remain in "pending" until the process, cost and schedule are approved by the Board.

Library Shelving

- Shelves are scheduled for installation by March 19, 2010. Board will be updated at the 3-25-10 meeting of completion status.

Brick Pavers

- The contractor is scheduled to return on Friday, the 19th and Saturday, the 20th. We will continue to keep the Board informed of progress.

Retention Pond

- Weather is prohibiting the completion of this item. It will remain in "pending" until the weather is predictable enough to proceed.

Pool Deck

- The pool deck has been delayed due to weather. Operations and Maintenance will continue to have this item shown as pending until the weather is predictable enough to proceed.

Lakeside Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2010



DMS

District Management Services, LLC

District Management Services, LLC
2002 North Lois Avenue ~ Suite 507 ~ Tampa, Florida 33607-2393
Phone (813) 873-7300 ~ Fax (813) 873-7070

Lakeside Plantation Community Development District

Balance Sheet
As of 2/28/2010
(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash	161,463	0	0	0	161,463
Investments--Current	539,727	15,617	0	0	555,345
Prepaid Items	3,340	0	0	0	3,340
Due From Other Funds	0	140,551	0	0	140,551
Amount Available In Debt Service Fund	0	0	0	156,168	156,168
Amount To Be Provided Debt Service	0	0	0	1,888,832	1,888,832
Fixed Assets	0	0	7,606,752	0	7,606,752
Total Assets	704,530	156,168	7,606,752	2,045,000	10,512,450
Liabilities					
Accounts Payable	14,516	0	0	0	14,516
Accrued Expenses Payable	1,819	0	0	0	1,819
Due To Other Funds	140,551	0	0	0	140,551
Revenue Bonds Payable--Long Term	0	0	0	2,045,000	2,045,000
Total Liabilities	156,886	0	0	2,045,000	2,201,886
Fund Equity & Other Credits Contributed Capital					
Investment In General Fixed Assets	0	0	7,606,752	0	7,606,752
Fund Balance--Reserved	0	86,681	0	0	86,681
Fund Balance--Unreserved	310,323	0	0	0	310,323
Net Changes In Fund Balances For Year	237,322	69,487	0	0	306,809
Total Fund Equity & Other Credits Contributed Capital	547,644	156,168	7,606,752	0	8,310,564
Total Liabilities & Fund Equity	704,530	156,168	7,606,752	2,045,000	10,512,450

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2009 Through 2/28/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	496,782	(155,062)	(23.78)%
Total Special Assessments - Service Charges	651,844	496,782	(155,062)	(23.79)%
Interest Earnings				
Interest Earnings	2,000	592	(1,408)	(70.42)%
Total Interest Earnings	2,000	592	(1,408)	(70.42)%
Other Miscellaneous Revenues				
Miscellaneous	0	1,853	1,853	0.00%
Clubhouse Rentals	3,000	1,105	(1,895)	(63.16)%
Activities	7,000	6,470	(530)	(7.56)%
Tennis Club	15,000	11,644	(3,356)	(22.37)%
Total Other Miscellaneous Revenues	25,000	21,072	(3,928)	(15.71)%
Total Revenues	678,844	518,446	(160,398)	(23.63)%
Expenditures				
Legislative				
Supervisor Fees	9,000	4,800	4,200	46.66%
Payroll Taxes	700	306	394	56.28%
Total Legislative	9,700	5,106	4,594	47.36%
Financial & Administrative				
District Manager	46,500	19,417	27,083	58.24%
District Engineer	7,000	0	7,000	100.00%
Disclosure Report	0	1,000	(1,000)	0.00%
Assessment Roll	5,000	1,250	3,750	75.00%
Audit Fees	8,300	8,000	300	3.61%
Public Communications	250	0	250	100.00%
General Liability Insurance	6,000	2,007	3,993	66.55%
Postage	900	248	652	72.40%
Printing & Binding	1,000	431	569	56.86%
Legal Advertising	1,500	286	1,214	80.96%
Dues, Licenses & Fees	175	175	0	0.00%
Other Current Charges	2,200	1,129	1,071	48.67%
Total Financial & Administrative	78,825	33,943	44,882	56.94%
Legal Counsel				
District Counsel	12,000	6,574	5,426	45.21%
Total Legal Counsel	12,000	6,574	5,426	45.22%
General Maintenance				
Personnel Services	115,000	72,964	42,037	36.55%
Payroll Taxes	8,798	4,581	4,217	47.93%
Health Insurance	10,000	3,835	6,165	61.65%

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2009 Through 2/28/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Workers' Comp Insurance	4,000	1,652	2,348	58.70%
Temp Services	5,000	164	4,836	96.72%
Travel Reimbursement	1,800	502	1,298	72.08%
Roadway Maintenance	10,000	0	10,000	100.00%
Common Area Maintenance	9,000	888	8,112	90.12%
Common Area Renewal & Replacement	1,000	0	1,000	100.00%
Street Lighting	6,000	1,166	4,834	80.55%
Lawn Service/Landscaping-Contractual	76,941	30,500	46,441	60.35%
Plant Replacement Program	7,016	0	7,016	100.00%
Irrigation Maintenance	2,500	7	2,493	99.73%
Lake Maintenance	11,742	4,330	7,412	63.12%
Lake Bank Restoration	10,000	0	10,000	100.00%
Entrance Feature - Electric	8,500	2,713	5,787	68.08%
Entrance Feature-Utilities/Water	6,000	2,664	3,336	55.59%
Entrance Feature - Repairs/Maint.	6,000	2,742	3,258	54.29%
Misc. Tools, Equipment & Supplies	2,500	259	2,241	89.65%
Total General Maintenance	301,797	128,967	172,830	57.27%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	9,981	9,019	47.46%
Clubhouse - General Supplies	1,775	1,208	567	31.93%
Clubhouse - Maintenance	6,000	1,481	4,519	75.31%
Clubhouse - Renewal & Replacements	5,000	0	5,000	100.00%
Clubhouse - Office Supplies	2,000	802	1,198	59.90%
Clubhouse - Pest Control	750	300	450	60.00%
Clubhouse - Security	2,000	6,359	(4,359)	(217.95)%
Clubhouse - AED	5,000	2,430	2,570	51.40%
Clubhouse - Telephone & Internet	3,000	1,126	1,874	62.46%
Clubhouse - Exercise Equipment	11,092	6,719	4,373	39.42%
Clubhouse - Furniture	2,000	0	2,000	100.00%
Clubhouse - Janitorial Supplies	1,600	500	1,100	68.77%
Clubhouse/Tennis - Electric	9,000	4,723	4,277	47.52%
Clubhouse - Gas	150	69	81	54.14%
Club/Pool - Waste Removal/Refuse	2,000	480	1,520	76.00%
Clubhouse/Pool - Water & Sewer	2,000	1,113	887	44.32%
Pool - Electric	20,000	7,974	12,026	60.12%
Pool - Furniture	2,400	425	1,975	82.29%
Pool - Maintenance	7,000	2,087	4,913	70.18%
Tennis Court - Maintenance	3,500	1,644	1,856	53.02%
Tennis Court - Programs	3,000	1,591	1,409	46.97%
Tennis Court - Water	3,000	2,507	493	16.42%
Total Clubhouse/Pool/Tennis Courts	111,267	53,519	57,748	51.90%

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2009 Through 2/28/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Other Expenses				
Contingencies	84,285	0	84,285	100.00%
Property Taxes	45,000	42,275	2,725	6.05%
Property Insurance	15,000	3,289	11,711	78.07%
Permit Fees	600	0	600	100.00%
Property Appraiser Fees	10,185	0	10,185	100.00%
Tax Collector Fees	10,185	7,452	2,733	26.83%
Total Other Expenses	<u>165,255</u>	<u>53,016</u>	<u>112,239</u>	<u>67.92%</u>
Total Expenditures	<u>678,844</u>	<u>281,124</u>	<u>397,720</u>	<u>58.59%</u>
Subtotal: Rev Over / (Under) Exp	0	237,322	237,322	0.00%
Total: Revenues Over / Under Expenditures	<u>0</u>	<u>237,322</u>	<u>237,322</u>	<u>0.00%</u>

Lakeside Plantation Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2009 Through 2/28/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,186	142,659	(44,527)	(23.78)%
Interest Earnings				
Interest Earnings	0	31	31	0.00%
Total Revenues	<u>187,186</u>	<u>142,690</u>	<u>(44,496)</u>	<u>(23.77)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	142,128	71,064	71,064	50.00%
Principal Payments	45,000	0	45,000	100.00%
Other Expenses				
Tax Collector Fees	2,924	2,140	784	26.81%
Total Expenditures	<u>190,052</u>	<u>73,204</u>	<u>116,848</u>	<u>61.48%</u>
Excess of Revenues Over (Under) Expenditures	<u>(2,866)</u>	<u>69,487</u>	<u>72,353</u>	<u>(2,524.52)%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>(2,866)</u>	<u>69,487</u>	<u>72,353</u>	<u>(2,524.52)%</u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 2/28/2010
Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	110,506.11
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	110,506.11
Balance Per Books	<u>110,506.11</u>
Unreconciled Difference	<u><u>0.00</u></u>

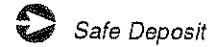


Colonial Business Select

ACCOUNT NUMBER

STATEMENT PERIOD February 1, 2010 – February 28, 2010

00002 E00



LAKESIDE PLANTATION CDD
2002 N LOIS AVE
STE 507
TAMPA FL 33607-2393

34 010228440000 005321



AMENDMENT TO RULES AND REGULATIONS FOR DEPOSITORY ACCOUNTS

Effective February 27, 2010 the following changes will be made to the *Rules and Regulations for Depository Accounts*:

In the section entitled, YOUR ABILITY TO WITHDRAW FUNDS, under subsection, LONGER DELAYS MAY APPLY, the sentence in the first paragraph that reads, "Depending on the type of check that you deposit, funds may not be available until the fifth business day after the day of your deposit" is hereby amended to read, "Depending on the type of check that you deposit, funds may not be available until the *second* business day after the day of your deposit."

Also in this same subsection, the sentence in the next to last paragraph that reads, "Depending on the type of check that you deposit, funds will generally be available no later than the 11th business day after the day of your deposit" is hereby amended to read, "Funds will generally be available no later than the *seventh* business day after the day of your deposit."

In the subsection, SPECIAL RULES FOR NEW ACCOUNTS, the last sentence that reads, "Funds from all other check deposits will be available on the 11th business day after the day of your deposit" is hereby amended to read, "Funds from all other check deposits will be available on the *seventh* business day after the day of your deposit."



Account Summary

Previous Balance	\$ 631.00	Average Collected Balance	\$ 170,744.63
Total Credit(s)	+ 609,900.11		
Total Debit(s)	- 500,000.00		
Service Charge	- 25.00		
Ending Balance	\$ 110,506.11		



Colonial Business Select

ACCOUNT NUMBER

STATEMENT PERIOD February 1, 2010 - February 28, 2010

00002 E00

34


005322



Thank You For Banking With BB&T

As we move closer to transitioning your Colonial Bank relationship, we would like to thank you for banking with BB&T. Even though the transition is not yet complete, you now have access to one of the most reliable financial institutions in the country. In fact, former Colonial Bank financial centers are now making BB&T personal and small business loans, and our lending experts are eager to discuss any borrowing needs you may have.

We also want to reassure you that we have the experience and dedication to make the integration process as seamless as possible for you. To help keep you informed, you will receive more information in the coming weeks. As always, we're here to assist you in any way we can. We're proud to continue serving you as our client. For more information, please visit www.BBT.com/Colonial.

Deposit and loan products are offered by Branch Banking and Trust Company, Member FDIC and Equal Housing Lender  Only deposit products are FDIC insured. Loans and lines subject to credit approval.

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
2/10	DEPOSIT	609,095.11
2/10	DEPOSIT	225.00
2/10	DEPOSIT	215.00
2/19	CREDIT MEMO	25.00
2/25	DEPOSIT	340.00

Other Debits

DATE	DESCRIPTION	AMOUNT
2/17	DEBIT MEMO	500,000.00
2/17	ANALYZED SERVICE CHRG MONTHLY MAINTENANCE FEE	25.00

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
1/31	631.00	2/17	110,141.11	2/25	110,506.11
2/10	610,166.11	2/19	110,166.11		

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 2/28/2010
Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	2,125.33
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>1,331.10</u>
Reconciled Bank Balance	3,456.43
Balance Per Books	<u>3,456.43</u>
Unreconciled Difference	<u><u>0.00</u></u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts
Outstanding Suspense Items

Reconciliation Date: 2/28/2010

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

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
02282010	2/28/2010	Deposit In transit Suntrust Closed	1,331.10
Outstanding Suspense Items			1,331.10



Business Advantage Checking

ACCOUNT NUMBER

STATEMENT PERIOD February 1, 2010 – February 28, 2010

00000 E00



LAKESIDE PLANTATION CDD
ACTIVITIES ACCOUNT
2002 N LOIS AVE
STE 507
TAMPA FL 33607-2393

34 010228510000 005325



AMENDMENT TO RULES AND REGULATIONS FOR DEPOSITORY ACCOUNTS

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Account Summary

Previous Balance	\$ 1,268.39	Average Collected Balance	\$ 1,641.88
Total Credit(s)	+ 1,491.76		
Total Debit(s)	- 634.82		
Service Charge	- 0.00		
Ending Balance	\$ 2,125.33		



Business Advantage Checking

ACCOUNT NUMBER

STATEMENT PERIOD February 1, 2010 – February 28, 2010


00000 E00



Thank You For Banking With BB&T

As we move closer to transitioning your Colonial Bank relationship, we would like to thank you for banking with BB&T. Even though the transition is not yet complete, you now have access to one of the most reliable financial institutions in the country. In fact, former Colonial Bank financial centers are now making BB&T personal and small business loans, and our lending experts are eager to discuss any borrowing needs you may have.

We also want to reassure you that we have the experience and dedication to make the integration process as seamless as possible for you. To help keep you informed, you will receive more information in the coming weeks. As always, we're here to assist you in any way we can. We're proud to continue serving you as our client. For more information, please visit www.BBT.com/Colonial.

Deposit and loan products are offered by Branch Banking and Trust Company, Member FDIC and Equal Housing Lender  Only deposit products are FDIC insured. Loans and lines subject to credit approval.

34

005326

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
2/10	DEPOSIT	99.00
2/10	DEPOSIT	37.00
2/16	DEPOSIT	1,193.00
2/25	DEPOSIT	162.76

Checks Paid ▲ indicates check missing in sequence

CHECK	DATE	AMOUNT	CHECK	DATE	AMOUNT
2022	2/16	56.83	2027	2/22	42.04
2023	2/22	9.95	2029 ▲	2/25	200.00
2026 ▲	2/17	275.00			

Other Debits

DATE	DESCRIPTION	AMOUNT
2/16	CHECK CONVERTED TO ACH DOLLAR TREE STOR PURCHASE 2025 PTCHFL	51.00

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
1/31	1,268.39	2/16	2,489.56	2/22	2,162.57
2/10	1,404.39	2/17	2,214.56	2/25	2,125.33

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 2/28/2010
Cash Account: 10103 Cash-SunTrust Operating A/C

Bank Balance	47,910.44
Less Outstanding Checks/Vouchers	227.19
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>(383.08)</u>
Reconciled Bank Balance	47,300.17
Balance Per Books	<u>47,300.17</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Reconciliation Date: 2/28/2010

Cash Account: 10103 Cash-SunTust Operating A/C

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1468	2/8/2010	System Generated Check/Voucher	77.28	Gwynne Balson
1469	2/8/2010	System Generated Check/Voucher	9.10	William Capozzi
1476	2/17/2010	System Generated Check/Voucher	140.81	Home Depot Credit Services
Outstanding Checks/Vouchers			227.19	

Lakeside Plantation Community Development District
Reconcile Cash Accounts
Outstanding Suspense Items

Reconciliation Date: 2/28/2010

Cash Account: 10103 Cash-SunTust Operating A/C

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
020810	2/28/2010	Payoll Check P/E 2/8/10	(184.70)
1372	11/25/2009	greus, Carrie	(4.43)
256	6/12/2007	Janusz, Edward	(26.75)
50892	10/16/2009	Sarasota Herald	(167.20)
Outstanding Suspense Items			(383.08)

02/28/2010



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		02/01/2010 - 02/28/2010

Description	Amount	Description	Amount
Beginning Balance	\$497,286.77	Average Balance	\$201,887.54
Deposits/Credits	\$101.02	Average Collected Balance	\$201,887.54
Checks	\$435,912.19	Number of Days in Statement Period	28
Withdrawals/Debits	\$13,565.16	Annual Percentage Yield Earned	.25%
Ending Balance	\$47,910.44	Interest Paid Year to Date	\$150.05

Deposits/Credits	Date	Amount	Serial #	Description
	02/22	62.30		ACCOUNT ANALYSIS FEE ADJUSTMENT
	02/26	38.72		INTEREST PAID THIS STATEMENT THRU 02/28

Deposits/Credits: 2 Total Items Deposited: 0

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1446	75.90	02/12	1461	494.00	02/12	1479	188.20	02/22
	1447	107.99	02/16	1462	1,000.00	02/19	1480	84.50	02/18
	1448	98.40	02/16	1463	202.00	02/17	1481	549.42	02/26
	1449	209.00	02/18	1464	202.00	02/17	1482	32.70	02/23
	1450	269.25	02/16	1465	12.17	02/17	1483	20.00	02/23
	1451	181.37	02/16	1466	21.81	02/16	1484	3,791.67	02/22
	1452	160.62	02/12	1467	121.44	02/16	1485	6,025.00	02/22
	1453	866.00	02/16	*1470	400,000.00	02/10	1486	6,025.00	02/22
	1454	6,100.00	02/16	1471	96.00	02/23	1487	436.38	02/22
	1455	269.67	02/16	1472	150.00	02/23	1488	65.60	02/22
	1456	1,914.74	02/12	1473	97.64	02/24	*11202	184.70	02/09
	1457	1,150.00	02/11	1474	1,419.69	02/22	11203	184.70	02/16
	1458	147.00	02/12	1475	2,000.00	02/24	11204	184.70	02/10
	1459	131.20	02/12	*1477	460.89	02/23			
	1460	113.54	02/16	1478	67.30	02/22			

Checks: 43 *Break in check sequence

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/05	4,125.96		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 0700000000 07QKH 020806A01
	02/05	9,380.05		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 7220100000 722017185647QKH
	02/19	59.15		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 3

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 2/28/2010
Cash Account: 10104 Cash-SunTrust Activities A/C

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

02/28/2010



Account Statement

LAKE SIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
ACTIVITY FUNDS
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 ***CLOSED***		02/01/2010 - 02/28/2010

Description	Amount	Description	Amount
Beginning Balance	\$1,297.65	Average Balance	\$1,019.66
Deposits/Credits	\$78.65	Average Collected Balance	\$1,019.66
Checks	\$0.00	Number of Days in Statement Period	28
Withdrawals/Debits	\$1,376.30	Annual Percentage Yield Earned	.26%
Ending Balance	\$0.00	Interest Paid Year to Date	\$.48

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #
	02/16	22.45		DEPOSIT			
	02/22	26.00		ACCOUNT ANALYSIS FEE ADJUSTMENT			
	02/23	.20		CLOSING INTEREST PAYMENT			
	02/23	30.00		ACCOUNT ANALYSIS FEE REFUND			
Deposits/Credits: 4				Total Items Deposited: 0			

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/19	45.20		ACCOUNT ANALYSIS FEE
	02/23	1,331.10		CLOSING DEBIT
Withdrawals/Debits: 2				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	1,297.65	1,297.65	02/22	1,300.90	1,300.90
	02/16	1,320.10	1,320.10	02/23	.00	.00
	02/19	1,274.90	1,274.90	02/26	.00	.00

BB&T Investment Acct

2/28/2010

Previous Balance:	January-10	24,129.31
Bank Blance :		<u>539,334.37</u>
Credit:	February-10	
	Tax Collector	15,067.09
	Transfer In	500,000.00
	Interest	<u>137.97</u>
Total Deposits:		515,205.06
Debts:		-
Ending Bank Blance		<u><u>539,334.37</u></u>

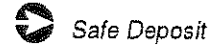


Business Advantage MMDA Promo

ACCOUNT NUMBER

STATEMENT PERIOD February 1, 2010 – February 28, 2010

00007 E00



LAKESIDE PLANTATION CDD
MONEY MARKET
2002 N LOIS AVE
STE 507
TAMPA FL 33607-2393

34
010305430010
006735



AMENDMENT TO RULES AND REGULATIONS FOR DEPOSITORY ACCOUNTS

Effective February 27, 2010 the following changes will be made to the *Rules and Regulations for Depository Accounts*:

In the section entitled, YOUR ABILITY TO WITHDRAW FUNDS, under subsection, LONGER DELAYS MAY APPLY, the sentence in the first paragraph that reads, "Depending on the type of check that you deposit, funds may not be available until the fifth business day after the day of your deposit" is hereby amended to read, "Depending on the type of check that you deposit, funds may not be available until the *second* business day after the day of your deposit."

Also in this same subsection, the sentence in the next to last paragraph that reads, "Depending on the type of check that you deposit, funds will generally be available no later than the 11th business day after the day of your deposit" is hereby amended to read, "Funds will generally be available no later than the *seventh* business day after the day of your deposit."

In the subsection, SPECIAL RULES FOR NEW ACCOUNTS, the last sentence that reads, "Funds from all other check deposits will be available on the 11th business day after the day of your deposit" is hereby amended to read, "Funds from all other check deposits will be available on the *seventh* business day after the day of your deposit."



Account Summary

Previous Balance	\$ 24,129.31	Interest Paid This Period	\$ 137.97
Total Credit(s)	+ 515,067.09	Year-To-Date Interest Paid	\$ 139.36
Total Debit(s)	- 0.00	Annual Percentage Yield Earned	0.73 %
Service Charge	- 0.00	Average Collected Balance	\$ 247,567.82
Interest Paid	+ 137.97	Days in Period	28
Ending Balance	\$ 539,334.37	Total Fees This Period	\$ 0.00



Business Advantage MMDA Promo

ACCOUNT NUMBER

STATEMENT PERIOD February 1, 2010 – February 28, 2010


00001 E00



Thank You For Banking With BB&T

As we move closer to transitioning your Colonial Bank relationship, we would like to thank you for banking with BB&T. Even though the transition is not yet complete, you now have access to one of the most reliable financial institutions in the country. In fact, former Colonial Bank financial centers are now making BB&T personal and small business loans, and our lending experts are eager to discuss any borrowing needs you may have.

We also want to reassure you that we have the experience and dedication to make the integration process as seamless as possible for you. To help keep you informed, you will receive more information in the coming weeks. As always, we're here to assist you in any way we can. We're proud to continue serving you as our client. For more information, please visit www.BBT.com/Colonial.

Deposit and loan products are offered by Branch Banking and Trust Company, Member FDIC and Equal Housing Lender  Only deposit products are FDIC insured. Loans and lines subject to credit approval.

34

006736

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
2/12	ACH CCD/CTX CREDIT SARASOTA CO TAX TAX DIST LAKESIDEPLANTA	15,067.09
2/17	CREDIT MEMO	500,000.00
2/26	INTEREST PAID	137.97

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

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
1/31	24,129.31	2/17	539,196.40		
2/12	39,196.40	2/26	539,334.37		

Interest Rate Information

EFFECTIVE DATE	RATE	BALANCE RANGE
2/18/2010	0.350000 %	\$0.00 to \$14,999.99
	0.500000 %	\$15,000.00 to \$24,999.99
	0.700000 %	\$25,000.00 to \$99,999.99
	0.700000 %	\$100,000.00 to \$249,999.99
	0.700000 %	\$250,000.00 to \$499,999.99
	0.700000 %	\$500,000.00 to \$999,999.99
	0.700000 %	\$1,000,000.00 and over



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
 FROM 2/1/2010 TO 2/28/2010
LGIP
 (formerly known as LGIP-A)
AGENCY ACCOUNT

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

Participant Return: 0.2 %

Date	Transaction Type	Description	Amount	Balance
2/1/2010	BEGINNING BALANCE			57.18
2/5/2010	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	6.21	63.39
2/28/2010	EARNED INCOME	INTEREST	0.01	63.40
Totals:			6.22	63.40

0.*

329.61+

63.40+

002

393.01*

0.*

MAR - 8 2010

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

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

Lakeside Plantation
 Community Development Districts
 Special Assessment Receipts
 Fiscal Year Ending September 30, 2010

TOTAL BUDGETED AMOUNTS

DATE RECEIVED	GROSS ASSESSMENTS RECEIVED	COMMISSIONS	PENALTIES / DISCOUNTS	INTEREST	NET AMOUNT RECEIVED	GENERAL 77.69%	1999 DEBT SERVICE 22.31%	DEBT SERVICE 0.00%	TOTAL 100.00%
11/18/09	\$57,593.68	\$827.43	\$2,431.51	\$0.00	\$54,334.74	\$42,212.66	\$12,122.08	\$0.00	\$54,334.74
11/30/09	\$178,802.48	\$2,574.76	\$7,152.04	\$0.00	\$169,075.66	\$131,354.90	\$37,720.78	\$0.00	\$169,075.66
12/14/09	\$333,141.63	\$4,797.35	\$13,318.41	\$0.00	\$315,025.87	\$244,743.60	\$70,282.27	\$0.00	\$315,025.87
12/30/09	\$55,339.14	\$797.14	\$2,196.22	\$0.00	\$52,345.78	\$40,667.44	\$11,678.34	\$0.00	\$52,345.78
01/29/10	\$25,131.23	\$365.49	\$765.45	\$139.63	\$24,139.92	\$18,754.30	\$5,385.62	\$0.00	\$24,139.92
02/12/10	\$15,656.57	\$229.45	\$360.03	\$0.00	\$15,067.09	\$11,705.62	\$3,361.47	\$0.00	\$15,067.09
10/07/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/08/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/09/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/10/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/11/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/12/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/13/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/14/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/15/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10/16/09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$665,664.73	\$9,591.62	\$26,223.66	\$139.63	\$629,989.08	\$489,438.62	\$140,550.56	\$0.00	\$629,989.08

Description	General	Debt Service - 201	Total	D/S Transfers
Gross Levy	\$679,004.15	\$194,984.86	\$873,989.01	0.00
Discounts	\$0.00	\$0.00	\$0.00	\$0.00
Property Appraise	\$0.00	\$0.00	\$0.00	\$0.00
Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00
Net Collections:	\$679,004.15	\$194,984.86	\$873,989.01	
Dist Percent	77.69%	22.31%	100.00%	
Total Transferred	\$0.00			\$0.00
Total Remaining				\$140,550.56

GF ① + ② - ③ \$ 496,781.77
 D/S ④ + ⑤ - ⑥ \$ 142,659.30

GF 7451-73 2133.87
 GF 108-48 31-15
 D/S
 ①
 ②
 ③
 ④
 ⑤
 ⑥

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
SERIES 1999A
\$3,360,000
AMORTIZATION SCHEDULE**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2008	\$ -	-	\$ 72,453.75	\$ 72,453.75
05/01/2009	40,000.00	6.950%	72,453.75	112,453.75
11/01/2009	-	-	71,063.75	71,063.75
05/01/2010	45,000.00	6.950%	71,063.75	116,063.75
11/01/2010	-	-	69,500.00	69,500.00
05/01/2011	45,000.00	6.950%	69,500.00	114,500.00
11/01/2011	-	-	67,936.25	67,936.25
05/01/2012	50,000.00	6.950%	67,936.25	117,936.25
11/01/2012	-	-	66,198.75	66,198.75
05/01/2013	50,000.00	6.950%	66,198.75	116,198.75
11/01/2013	-	-	64,461.25	64,461.25
05/01/2014	55,000.00	6.950%	64,461.25	119,461.25
11/01/2014	-	-	62,550.00	62,550.00
05/01/2015	60,000.00	6.950%	62,550.00	122,550.00
11/01/2015	-	-	60,465.00	60,465.00
05/01/2016	65,000.00	6.950%	60,465.00	125,465.00
11/01/2016	-	-	58,206.25	58,206.25
05/01/2017	70,000.00	6.950%	58,206.25	128,206.25
11/01/2017	-	-	55,773.75	55,773.75
05/01/2018	75,000.00	6.950%	55,773.75	130,773.75
11/01/2018	-	-	53,167.50	53,167.50
05/01/2019	80,000.00	6.950%	53,167.50	133,167.50
11/01/2019	-	-	50,387.50	50,387.50
05/01/2020	85,000.00	6.950%	50,387.50	135,387.50
11/01/2020	-	-	47,433.75	47,433.75
05/01/2021	90,000.00	6.950%	47,433.75	137,433.75
11/01/2021	-	-	44,306.25	44,306.25
05/01/2022	100,000.00	6.950%	44,306.25	144,306.25
11/01/2022	-	-	40,831.25	40,831.25
05/01/2023	105,000.00	6.950%	40,831.25	145,831.25
11/01/2023	-	-	37,182.50	37,182.50
05/01/2024	115,000.00	6.950%	37,182.50	152,182.50
11/01/2024	-	-	33,186.25	33,186.25
05/01/2025	120,000.00	6.950%	33,186.25	153,186.25
11/01/2025	-	-	29,016.25	29,016.25
05/01/2026	130,000.00	6.950%	29,016.25	159,016.25
11/01/2026	-	-	24,498.75	24,498.75
05/01/2027	140,000.00	6.950%	24,498.75	164,498.75
11/01/2027	-	-	19,633.75	19,633.75
05/01/2028	150,000.00	6.950%	19,633.75	169,633.75
11/01/2028	-	-	14,421.25	14,421.25
05/01/2029	160,000.00	6.950%	14,421.25	174,421.25
11/01/2029	-	-	8,861.25	8,861.25
05/01/2030	170,000.00	6.950%	8,861.25	178,861.25
11/01/2030	-	-	2,953.75	2,953.75
05/01/2031	85,000.00	6.950%	2,953.75	87,953.75
Total	\$ 2,085,000.00		\$ 2,108,977.50	\$ 4,193,977.50

Lakeside Plantation Community Development District

Check/Voucher Register - Check/Voucher Register

10102 - Cash-BB&T Activities A/C

From 2/1/2010 Through 2/28/2010

<u>Check Number</u>	<u>Effective Date</u>	<u>Vendor Name</u>	<u>Transaction Description</u>	<u>Check Amount</u>
2022	2/12/2010	Michael's	Val-Day Supplies	56.83
Total 2022				56.83
2023	2/12/2010	Publix	Publix Luck Supplies	9.95
Total 2023				9.95
2025	2/12/2010	Dollar Tree	Val-Day Supplies	51.00
Total 2025				51.00
2026	2/14/2010	Jumping Jukebox	Val-Day Music	275.00
Total 2026				275.00
2027	2/12/2010	Publix	Ice Cream Social	42.04
Total 2027				42.04
2029	2/12/2010	Bella Napoli	Pizza Night	200.00
Total 2029				200.00
Report Total				634.82

Lakeside Plantation Community Development District

Check/Voucher Register - Check/Voucher Register

10103 - Cash-SunTust Operating A/C

From 2/1/2010 Through 2/28/2010

<u>Check Number</u>	<u>Effective Date</u>	<u>Vendor Name</u>	<u>Transaction Description</u>	<u>Check Amount</u>
1446	2/8/2010	Gulf Carts of Port Charlotte, Inc.	2 Tires & Wheels	75.90
Total 1446				75.90
1447	2/8/2010	In the Swim	Pool Gate Kit	107.99
Total 1447				107.99
1448	2/8/2010	Snelling	Temping Staff for C/House 01/08/10	98.40
Total 1448				98.40
1449	2/8/2010	Culligan Water Conditioning of Nok...	Water & Cups for Period 12/29-1/29	209.00
Total 1449				209.00
1450	2/8/2010	ADP, Inc.	ADP Processing Fee P/E 12/11/09	53.85
	2/8/2010	ADP, Inc.	ADP Processing Fee P/E 01/08/10	53.85
	2/8/2010	ADP, Inc.	ADP Processing Fee P/E 01/22/10	107.70
	2/8/2010	ADP, Inc.	ADP Processing Fee P/E 12/25/09	53.85
Total 1450				269.25
1451	2/8/2010	MG Office Products, Inc.	200 Deposit Tickets/Books	51.55
	2/8/2010	MG Office Products, Inc.	500- Check Stock	107.16
	2/8/2010	MG Office Products, Inc.	Deposit Stamp & Books	22.66
Total 1451				181.37
1452	2/8/2010	Carrie Greus	Reim Expense December & January Mileage	160.62
Total 1452				160.62
1453	2/8/2010	Lake Masters Aquatic Weed Control...	January Maint Service	866.00
Total 1453				866.00
1454	2/8/2010	Teal Lawn	L/Maint January Service	6,100.00
Total 1454				6,100.00
1455	2/8/2010	Comcast Communications	Internet Service 01/24-02/23	269.67
Total 1455				269.67
1456	2/8/2010	Florida Power & Light Company	Electric Service 12/23/09-01/27/10	1,264.91
	2/8/2010	Florida Power & Light Company	Electric Services 12/23-01/27	649.83

Lakeside Plantation Community Development District
 Check/Voucher Register - Check/Voucher Register
 10103 - Cash-SunTust Operating A/C
 From 2/1/2010 Through 2/28/2010

Check Number	Effective Date	Vendor Name	Transaction Description	Check Amount
Total 1456				1,914.74
1457	2/8/2010	Shaffer's Irrigation, Inc.	Replace Main Line at Front Entrance 01/15/10	1,150.00
Total 1457				1,150.00
1458	2/8/2010	Security Alarm Corp.	Security Service Coverage 02/01-04/30/10	147.00
Total 1458				147.00
1459	2/8/2010	Symbiont Service Corp.	Electrial Repair burnt wire to well pump pool	131.20
Total 1459				131.20
1460	2/8/2010	FitRev	Parts & Freight	113.54
Total 1460				113.54
1461	2/8/2010	Welch Tennis Courts, Inc.	Tennis Maint	494.00
Total 1461				494.00
1462	2/8/2010	Prager, Sealy & Co., LLC	Annual Dissemination Agent Fee 1999A&B	1,000.00
Total 1462				1,000.00
1463	2/8/2010	NYS Child Support Processing Center	Child Support Payment John Riccio	202.00
Total 1463				202.00
1464	2/8/2010	NYS Child Support Processing Center	Child Support # 07264-2545 P Riccio	202.00
Total 1464				202.00
1465	2/8/2010	Lowe's Business Acct/GEMB	Misc Supplies	12.17
Total 1465				12.17
1466	2/8/2010	Home Depot Credit Services	Supplies Misc	21.81
Total 1466				21.81
1467	2/8/2010	Wal-Mart Community	Misc Supplies	121.44
Total 1467				121.44
1468	2/8/2010	Gwynne Balson	Reim Expenses for LTM & Walmart	77.28
Total 1468				77.28
1469	2/8/2010	William Capozzi	Reim Exp - Postage	9.10

Lakeside Plantation Community Development District

Check/Voucher Register - Check/Voucher Register

10103 - Cash-SunTrust Operating A/C

From 2/1/2010 Through 2/28/2010

Check Number	Effective Date	Vendor Name	Transaction Description	Check Amount
Total 1469				9.10
1470	2/8/2010	Colonial Bank	Transfer Funds from Suntrust to New A/C at BBT	400,000.00
Total 1470				400,000.00
1471	2/17/2010	North Port Solid Waste District	Soild Water 12/31/09-01/31/2010	96.00
Total 1471				96.00
1472	2/17/2010	A-1 Superior Pest Control, Inc.	Pest Control 01/28/10	150.00
Total 1472				150.00
1473	2/17/2010	Sun Coast Media Group, Inc.	Newspaper Services From 03/05/10-09/03/10	97.64
Total 1473				97.64
1474	2/17/2010	North Port Utilities	Utility Service 12/18/09-01/22/10	184.13
	2/17/2010	North Port Utilities	Utility Service 12/18/09-01/22/10	1,235.56
Total 1474				1,419.69
1475	2/17/2010	Carr, Riggs & Ingram, LLC	Final Billing - Audit 09/30/09	2,000.00
Total 1475				2,000.00
1476	2/17/2010	Home Depot Credit Services	Supplies - Various	140.81
Total 1476				140.81
1477	2/17/2010	Sparkle Brite Pool of North Port, LLC	January Pool Supplies	265.28
	2/17/2010	Sparkle Brite Pool of North Port, LLC	Pool Supplies - December	195.61
Total 1477				460.89
1478	2/17/2010	ADP, inc.	ADP Payroll Fees P/E 02/05/10	67.30
Total 1478				67.30
1479	2/17/2010	Archer Janitorial & Paper Supplies	Gym Wipes & Cleaning Supplies	188.20
Total 1479				188.20
1480	2/17/2010	Gwynne Balson	Reim Expenses - 2 Advertisings	84.50
Total 1480				84.50

Lakeside Plantation Community Development District
 Check/Voucher Register - Check/Voucher Register
 10103 - Cash-SunTust Operating A/C
 From 2/1/2010 Through 2/28/2010

Check Number	Effective Date	Vendor Name	Transaction Description	Check Amount
1481	2/17/2010	Sandy Bock	Reimbursement for Valentine Day's Event	549.42
Total 1481				549.42
1482	2/17/2010	Carrie Greus	Reimbursement of Event Expenses	32.70
	2/17/2010	Sandy Bock	Reimbursement for Valentine Day's Event	0.00
Total 1482				32.70
1483	2/17/2010	Bob Babik	Reimburse for Tip paid on pizza night	20.00
Total 1483				20.00
1484	2/17/2010	District Management Services, LLC	Management Service February 2010	3,791.67
Total 1484				3,791.67
1485	2/17/2010	District Management Services, LLC	Semi Monthly Service for Staffing & Program Admin	6,025.00
Total 1485				6,025.00
1486	2/17/2010	District Management Services, LLC	Semi Monthly Service fee Staffing & Progr4am Admin	6,025.00
Total 1486				6,025.00
1487	2/17/2010	Sam's Club	Supplies	436.38
Total 1487				436.38
1488	2/17/2010	Snelling	C/House Temp Service 01/22/10	65.60
Total 1488				65.60
Report Total				435,585.28



DMS

District Management Services, LLC
2002 N. Lois Street, Suite 507
Tampa, Florida 33607-2393
813-873-7300

Date

Re: Notice of Qualifying Period for Election of Supervisors

Dear

Section 190.006(3)(b), Florida Statutes, requires publication by the District of a Notice of Qualifying Period ("Notice") for each election where Supervisors are to be elected by qualified electors. The Notice must be published by the District at least two weeks prior to the start of the qualifying period.

The qualifying period is a five day period defined by Section 99.061(3), Florida Statutes, and is a period between 71 days and 67 days prior to the primary election date. In order to determine the date of publication of the Notice, you must first determine the date of the primary election, which is 10 weeks prior to the general election. This year the primary election will be held on August 23, 2010. §100.061, Fla., Stat. You must then go back 71 days from the date of the primary election to determine the start of the qualifying period. You then must go back 567 days from the date of the primary election to determine the end of the qualifying period.

By my calculations, the qualifying period for the November 2010 elections begins at noon on June 14, 2010 and ends at noon on June 18, 2010. Please note that the dates of the qualifying period will change each election year and must be re-calculated. The Notice for elections to be held in 2010 must be published by the District on or before May 31, 2010 in order to comply with Chapter 190, Florida Statutes. Make sure your selected publication date takes into account that May 31, 2010, is the Memorial Day holiday.

The Supervisors of Elections in the county in which the District is located should have already calculated these dates and should have your election scheduled. It is important that you contact the Supervisor of Elections in order to confirm the qualifying period and for the determination of the seat numbers that are up for election. When you speak to them please assure them that this Notice does not in any way change or modify their procedures. It is only an additional notice by the District.

Attached you will find a draft Notice for you to use as a template for the 2010 elections. Should you have any questions or concerns, please contact the attorney working on your particular district.

Very truly yours,

DISTRICT MANAGEMENT SERVICES, LLC.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS
OF THE _____ COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the _____ Community Development District will commence at noon on June 14, 2010, and close at noon on June 18, 2010. Candidates must qualify for the office of Supervisor with the _____ located at _____.

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the _____ (county) Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The _____ Community Development District has _____ seats up for election, specifically seats _____, _____, and _____. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 2, 2010, in the manner prescribed by law for general elections.

For additional information, please contact the _____ Supervisor of Elections.

Publish on or before May 31, 2010

DISTRICT ENGINEER AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of March, 2010 by and between:

Lakeside Plantation 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

DMK Associates, Inc., 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. Staking and layout work for construction;
2. Tests of material and underground explorations; and
3. 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:

- 3.1 **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.
- 3.2 **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

All documents are instruments of service, and the Engineer retains an ownership interest therein. Upon payment in full to the Engineer, the District likewise shall have an ownership interest in Engineer's documents for the specific purposes for which they were intended.

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 Sarasota, 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 21. NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if delivered to an authorized representative of either of the parties, or if mailed by registered or certified mail, return receipt requested, to the address of the party set forth below or to such other addresses as the parties hereto may designate in writing. Such notice shall be effective from the date the same is deposited in the mail, registered or certified, return receipt requested, first class postage prepaid and addressed as follows:

IF TO ENGINEER: DMK ASSOCIATES, INC.

435 Commercial Court, Suite 200

Venice, FL 34292

(941) 412-1293

Fax: (941) 412-1043

Attention: Karl W. Kokomoor, President

IF TO DISTRICT: Lakeside Plantation Community Development District
C/o District Management Services, LLC
2002 North Lois Avenue
Suite 507
Tampa, Florida 33607
Attention: District Manager

WITH A COPY TO: _____, Esq.

ARTICLE 21. WAIVER OF JURY TRIAL

THE PARTIES HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHTS TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS CONTRACT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS CONTRACT OR ANY DOCUMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS CONTRACT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTION OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE SUBJECT AGREEMENT.

ARTICLE 22. OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

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.

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

DMK ASSOCIATES,
A Florida Company

Signature

Signature

Printed Name

Printed Name

Signature

Title

Printed Name

Witnesses Engineer:

Signature

Signature

Printed Name

Printed Name

Signature

Title

Printed Name

SCHEDULE A

<u>FEE SCHEDULE</u>		<u>Hourly Fee</u>
Principal	(PC6)	\$160.00
Sr. Project Manager	(PC5)	\$135.00
Project Manager	(PC4)	\$125.00
Project Engineer/Sr. Surveyor	(PC3)	\$120.00
Design Engineer/Surveyor	(PC2)	\$ 95.00
Engineer/Designer	(PC1)	\$ 90.00
Sr. CAD Technician IV	(CT4)	\$ 80.00
CAD Technician III	(CT3)	\$ 75.00
Administrative IV	(A4)	\$ 60.00
 Expenses other than field & office supplies		Cost + 10%
Mileage		\$.50 per mile

For the purposes of this Agreement, the following definitions apply:

Principal: Principal of the 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

Excerpt from Employee Manual

EMPLOYMENT TERMINATION

Termination of employment is an inevitable part of personnel activity within any organization, and many of the reasons for termination are routine. Examples of some of the most common circumstances under which employment is terminated is resignation, or voluntary employment termination initiated by an employee, and discharge, or involuntary employment termination initiated by the organization. Since employment with The District is based on mutual consent, both the employee and The District have the right to terminate employment at will, with or without cause, at any time. Nevertheless, as a matter of professional courtesy, we request that every employee provide at least two weeks' notice of resignation. If an employee does not provide advance notice, as requested, the employee maybe considered ineligible for rehire and will forfeit any and all vacation or sicktime accruals. The District will provide 14 days notice of termination to any employee who is being terminated due to reorganization.

EXIT INTERVIEW

The District may exercise the option to schedule and conduct exit interviews at the time of employment termination. The exit interview will afford an opportunity to discuss such issues as employee benefits, repayment of outstanding debts to The District, and return of District-owned property. Suggestions, complaints, and questions can also be voiced at this time.

December 18, 2009 Minutes

payment to the Engineer to certify these projects so that they could be paid for from the construction funds. He advised that there is a balance of \$1,841 remaining.

ii. Bank Statement as of November 30, 2008

Mr. Adams presented the bank statement as of November 30, 2008.

iii. Check Register as of November 30, 2008

Mr. Adams presented the check register as of November 30, 2008.

d. Field Manager

Mr. Terpstra stated that some cleanup and mulching had to be done on a resident's property after a vehicle veered off the road into her property.

Mr. Terpstra reported that more signs, equipment, and a water fountain will be added to the tennis courts.

Mr. Terpstra reported that work in the exercise room is almost complete. He said residents were happy with the improvements being made and were utilizing the exercise room more frequently.

Mr. Capozzi advised of a recent price increase from \$82 to \$122 to replace ballasts. He said the District's costs are going up, so it would be prudent to look closely at spending. Mr. Terpstra said he was recently able to buy bulbs from GE at a lower price. He suggested that it would save money to purchase a few cases of bulbs. He advised that when new bulbs are installed, if they are turned on and allowed to be left on for a few hours, constituting a 'burn in' period, their lives will be increased tremendously, resulting in some savings.

Mr. Terpstra advised that the locksmith will be coming out to modify the keypad on the Billiards Room door. Mr. Capozzi agreed that the District needs to cut costs and not call for ballast replacements on an individual basis.

Mr. Capozzi said he received many comments from residents using the Great Room.

FIFTH ORDER OF BUSINESS

Final Review of Employee Handbook

Mr. Capozzi apologized to the Board that the health benefits were left out of the Employee Handbook. He suggested adding language stating, "the District currently pays health premiums, for full time employees, of up to \$830 per quarter."

On MOTION by Mr. Polk and seconded by Mr. Capozzi, with all in favor of adding language stating the District will pay health premiums, for full time employees, of up to \$830 per quarter. (Motion passed 5-0)

Mr. Capozzi said his intent was never to give part-time employees three (3) days of vacation time. He said language should be corrected to reflect three (3) days of the employee's normal work hours; therefore, if a part-time employee works three (3) hours, they will get three (3) hours. Mr. Adams suggested revising the language to state, "based upon their average hours worked."

Mr. Polk said he did not think it was fair for one (1) part-time employee to receive three (3) times more vacation time than another part-time employee. Mr. Capozzi said he spoke with both employees and neither had a problem with this. Mr. Adams revised language to state part-time employees will receive "one (1) week of vacation, calculated based upon the normal hours worked per week." He suggested deleting "up to five (5) years of service." There were no objections. Mr. Capozzi requested removing language stating the vacation is prorated. He requested revising language to state the employees receive whatever time they accrue in their pay period. Mr. Adams revised language to state "with a proportional accrual of vacation time each pay period".

Mr. Capozzi requested changing language to state the District "is required to give employees 14 days' notice of termination or two (2) weeks' pay" in the event of termination.

On MOTION by Mr. Polk and seconded by Mr. Capozzi, with all in favor of approving the Employee Handbook, subject to modifications and revisions, as discussed. (Motion passed 5-0)

SIXTH ORDER OF BUSINESS

Final Review of Procedures and Policies Prior to Adoption on January 22, 2009

Mr. Capozzi distributed a handout of the Fee Schedule prepared by Mr. Adams. Mr. Adams said he needed the Board's acceptance of the CDD Fees through a rule making process. He said, once the Board approves this, staff will go ahead and advertise the rule making process for the January meeting.

**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: March 17, 2010
Re: Volunteer Code of Ethics

In conjunction with the amended wording for Resolution 2010-06, District Management Services is recommending that all volunteers for District-sponsored events be held to a Code of Ethics. Although such Code will not necessarily prevent all problems with volunteers being responsible for District funds, it will be a document by which the District will have additional ability to recover in case of problems. Further, it reminds volunteers that they are ambassadors of the District and will be held to a high standard for all interactions related to the event.

Signature on The Volunteer Code of Ethics for District-Sponsored Events will be required for all volunteers prior to funds being distributed. A full accounting of funds will be required and shall be available for inspection to Board members upon request.

LAKESIDE PLANTATION

Volunteer Code of Ethics for District-Sponsored Events

Thank you for supporting your community as a volunteer for Lakeside Plantation. In order to make each event a success it is important that each volunteer understand the expectations and code of ethics are as a volunteer for Lakeside Plantation. The event for which you have volunteered is a District-Sponsored event which is defined as one that will provide the funds to plan and execute the function.

- 1) You are an ambassador of the Lakeside Plantation property. Your interactions with others throughout your volunteer shall be respectful and courteous.
 - 2) Funds advanced will be for the procurement of event supplies only.
 - 3) Receipts for all purchases must be turned in prior to the event. Events budgets must remain within the amounts set by the District Manager.
 - 4) All events shall be planned and promoted for the overall community benefit and shall not be used as a political purpose.
 - 5) You are required to schedule and coordinate with all volunteers and employees of DMS for the setup, decorating and cleanup of your event.
 - 6) Giving of yourself to the community you call home is a goal we all think is worth having.
- Thank you for doing your part to make Lakeside Plantation a place proud to call home.

Accepted Date: _____

Lakeside Plantation CDD

Volunteer Signature

Lakeside Plantation Employee Signature

Volunteer Printed Name

Lakeside Plantation Employee Printed Name

Volunteer e-mail contact and phone number

Event Title