

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 24, 2010**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JUNE 24, 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 Bob Babik Ronald Bock David Polk Gwynne Balson
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.

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

June 17, 2010

Board of Supervisors
Lakeside Plantation Community Development District

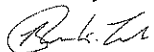
Dear Board Members:

The Special and Regular Meeting of the Board of Supervisors of the Lakeside Plantation Development District will be held on **Thursday, June 24, 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** **Call to Order**
- A. Overview of Meeting Guidelines
 - B. Roll Call
 - C. Pledge of Allegiance
- 7:05 PM** **Audience Comments on Agenda Items**
- 7:15 PM** **Business Administration**
- D. Consideration of Minutes - May 27, 2010..... Tab 1
 - E Presentation of the Amenity Profit & Loss for May 2010..... Tab 2
- 7:30 PM** **Business Items**
- E Continued Discussion of the FY 2011 Budget
 - F. Discussion of Reserve Advisors
 - G. Capital Improvements - FY 2010 and FY 2011 - Continuation of Prior Meeting Discussions
- 8:15 PM** **Staff Reports**
- H. District Counsel (No Report)
 - I District Engineer (No Report)
 - K. District Manager Reports (Under Separate Cover)
 - i. Financial Reports Period Ending May 31, 2010 Tab 3
- 9:00 PM**
- K. Supervisor Comments and Request
- 9:30 PM**
- L. Audience Comments on Non Agenda items
 - M. 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

TAB 1

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

May 27, 2010 Minutes of Meeting

Minutes of the Workshop Meeting

The Workshop Meeting of the Lakeside Plantation Community Development District was held on Thursday, May 27, 2010 at 5:30 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

1. CALL TO ORDER

Mr. Lamb called the workshop meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Thursday, May 27, 2010 at 5:30 p.m.

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

Board Members Present and constituting a quorum:

Bill Capozzi	Chairman
Gwynne Balson	Vice-Chair
Ron Bock	Assistant Secretary
Bob Babik	Assistant Secretary

Staff members present:

Brian Lamb	District Manager, District Management Services, LLC
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NOTE: 5pm-630pm WKSP: Recording forwarded to each of the Supervisors for their review. No transcription needed. No actions taken, file on record.

Minutes of the Regular Meeting

The Regular Meeting of the Lakeside Plantation Community Development District was held on Thursday, May 27, 2010 at 7:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

2. 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, May 27, 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:

Bill Capozzi	Chairman
Gwynne Balson	Vice-Chair
Ron Bock	Assistant Secretary
Bob Babik	Assistant Secretary

Staff members present:

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

Residents

51 **2. AUDIENCE COMMENTS ON AGENDA ITEMS:**

52

53 **3. BUSINESS ADMINISTRATION:**

54 A. Consideration of Minutes of Board of Supervisors Meeting on April 22, 2010 (Tab 1)

55 The Board Supervisors made revisions to the April 22, 2010 meeting minutes and the revised minutes of
56 the April 22, 2010 meeting are attached (*Exhibit A*). Ms. Balson requested a copy of e-mails regarding
57 seminars and workshops. Management will be responsible for the forwarding the e-mails regarding
58 seminars and workshops to Ms. Balson. Ms. Balson also commented on the following statement in the
59 minutes: During the month of April, we can report that the Easter celebration for the children was
60 successful event with a net cost of the District of \$63.70. Ms. Balson stated that she went through the
61 checkbook and found that \$379.36 was spent on the event. Ms. Balson also clarified her inaudible
62 statements from line #743 and stated the old monitor was to be left in the CDD amenities office,
63 Supervisor Capozzi first objected; it was old and ugly and a suggestion was made by the installer to place
64 the monitor on the bookshelf. For clarification the new monitor was to go on the inside wall were the
65 staff could capture all camera capability and the old monitor was to be left in that office indicating we had
66 security in place.

67

MOTION TO: Approve Board of Supervisors meeting minutes for April
22, 2010 as amended.

68

MADE BY: Supervisor Babik

69

SECONDED BY: Supervisor Bock

70

DISCUSSION: None further

71

RESULT: Called to Vote: motion PASSED

72

4/0 - Motion passed (1:15:21)

73

74

75 **4. BUSINESS ITEMS:**

76 A. DMK Engineering and Architect Presentation (under separate cover)

77 This topic of discussion was postponed until the District Engineer arrived.

78

79 B. Presentation of the Proposed Operating Budget FY 2011 and Resolution 2010-08 (Tab 2)

80 The Board reviewed the proposed operating budget for FY 2011 which consisted of the Budget
81 Introduction, the Operating Budget fund Balance Projections, Operating Budget Comparative Analysis,
82 General Fund 0021 Descriptions, Debt Service Fund 200 and Schedule of Annual Assessments. Mr.
83 Lamb informed the Supervisors that the budget needed to be approved by June 15, 2010. Mr. Lamb also
84 stated that one caveat to the proposed budget for fiscal year 2011 is understanding were we (the District)
85 are going to go with the fire district parcel; it has no variance as it relates to the projected cost but it does
86 have a variance as to the projected impact of the assessments; to the degree that assessment is applied to
87 the fire district parcel. Mr. Lamb informed the Board of that the proposed budget is for the October 1,
88 2010 through October 31, 2011 District's fiscal year.

89

90 Mr. Lamb reviewed the proposed operating general fund and highlighted the following: Revenues:
91 Tennis \$12,000, Activities \$9,000, Clubhouse Rentals \$1,000, Miscellaneous Expense \$0.00, Interest
92 earnings \$750, Special Assessments: Operations & Maintenance Assessments – Levied On Roll
93 \$651,844 (this reflects a non-increase in annual assessments as proposed by Management); Total
94 Revenues: \$674,594 (a total decrease of \$4,250).

95

96 Mr. Lamb reviewed and highlighted the Expenditures: Supervisor fees \$9,700 (\$700 decrease), District
97 Management Services \$\$45,000, District Engineer \$7,000, Disclosure Report \$1,000, Trustee Fees

98 \$2,500, Assessment Roll (decreased by \$5,000), Audit Fees \$8,000, Arbitrage Rebate Calculation \$1,575,
99 Postage, Phone, faxes, Copies \$500, Capital Reserves Analysis \$0.00, Printing and Binding (decrease by
100 \$1,000) Public Communications \$500, Public Officials insurance \$0.00, General Liability \$ \$6,000,
101 Legal Advertising \$1,500, Bank Fees \$0.00, Dues, Licenses & Fees \$175, Other Current Charges \$1,200,
102 Total Financial & Administrative \$75,450.

103
104 Ms. Balson questioned how the figure was derived for miscellaneous income. Mr. Lamb stated the
105 miscellaneous income has interest earnings from the checking account.
106

107 Mr. Lamb continued to highlight the follows proposed expenditures for Legal Counsel \$12,000, Total
108 Electric Utility Services \$39,500 (increase o f \$2,000), Total Gas Utility Services \$150, Total
109 Garbage/Solid Waste Control Services \$1,400, Total Water/Sewer \$15,700 (increase \$4,700). Ms. Balson
110 stated that she would like a cushion of the Garbage Collection. It was recommended to increase the
111 Garbage Collection line item back to last fiscal year's proposed operating budget of \$2,000.
112

113 Mr. Lamb continued the highlight the expenditures for Other Physical Environment: Lake Maintenance
114 \$11,000, Lake Bank Restoration \$10,000, Entrance Feature Repairs & Maintenance\$7,500, Common
115 Area Renewal & Maintenance \$12,500, Landscape Maintenance – Contract \$75,000, landscape
116 Maintenance – Other \$0.00, Plant Replacement Program \$10,000, Irrigation Maintenance \$2,500,
117 Miscellaneous Tools \$3,000, Total Other Physical Environment \$132,000 (increase of \$5,301). Ms
118 Balson questioned the increase in expenditures for tools and wanted to know if anyone had conducted an
119 inventory of the current tools for the District. Management will be responsible for providing an inventory
120 on maintenance tools. Mr. Bock questioned the expenditure for the landscaping contract. Mr. Lamb
121 responded the expenditure was in line with the renewal of the landscaping contract. It was noted that the
122 landscaping contract had not been increased in the past three years.
123

124 Mr. Lamb continued to highlight the expenditures for Road & Street Facilities: Street Light/Decorative
125 Light Maintenance \$ 16,000, Road & Street Repairs & Maintenance \$10,000, Total Road & Street
126 Facilities \$26,000 (\$10,000 increase). Mr. Lamb noted the purpose for the increase in expenditure was to
127 include funds associated with the replacement of the globes. Mr. Bock questioned the expenditure for the
128 roads street repairs. Mr. Lamb stated I don't see were any monies have been spent to date, but projected
129 there was \$20,000 and it really should be \$15,000 for this facility and to compliment this we will have a
130 reserve study that will identify an actual reserve number for those road and street repairs. It was also
131 noted those funds were added last year in an effort to fix potholes as the need arrived and for repainting
132 the crossing between the sidewalks and streets.
133

134 Mr. Lamb continued the highlight the expenditures for Parks & Recreation: Personnel Services \$149,000,
135 Payroll Taxes, Health Insurance, Worker's Compensation Insurance, Temp services and Travel
136 reimbursement are all \$0.00, Clubhouse – Activities \$19,000, Clubhouse – Licenses/Fees\$600,
137 Clubhouse – General Supplies \$3,000, Clubhouse – Maintenance \$6,500, Clubhouse – Renewal &
138 Replacement \$5,500, Clubhouse – Office Supplies \$3,500, Clubhouse – Pest Control \$900, Clubhouse
139 Security \$2,000, Clubhouse AED - \$500, Clubhouse – Telephone & Internet Service \$3,000, Clubhouse
140 Exercise Equipment \$7,000, Clubhouse Furniture \$2,500, Clubhouse – Janitorial Supplies \$1,600,
141 Clubhouse Improvements \$6,000, Pool Furniture \$2,600, Pool Maintenance – Contract \$0,00, Pool
142 Maintenance - Other \$7,000, Pool Resurfacing \$30,000, Hot Tub Chlorination \$1,500, Tennis Courts –
143 Maintenance \$3,500, Tennis Courts – Programs \$4,000, Total parks & recreation \$259,200 (increase of
144 \$39,485). Mr. Lamb noted this increase was for \$30,000 for the pool resurfacing and \$6,000 for other
145 miscellaneous improvements. Ms Balson questioned the \$1500 increase for office supplies and wanted to
146 know if it included the website. Mr. Lamb stated if we go back to 03-31-2010 we spent roughly a \$1,000

147 in six months and we will probably spend about the same going forward and additionally the computer is
148 having issues and will need to be addressed because it is beginning to effect operations.

149
150 Mr. Lamb noted the savings to the District in the Payroll Taxes of \$8,798, Health Insurance \$10,000,
151 Worker's Compensation Insurance \$4,000, Temp Services \$5,000 and Travel Reimbursement \$1,800.
152 Mr. Lamb stated the District has contracted for personnel services for a reduction in liabilities.

153
154 It was noted that there was a new line item for Hot Tub Chlorination, the purpose for adding this
155 expenditure is because next year the District will be required to update and improve the chlorination of
156 the hot tub, this will be a Health Dept. requirement.

157
158 It was also noted that the Tennis programs was increased by a \$1,000 that is for the benefit of putting on a
159 tennis summer camp for the kids in the community.

160
161 Mr. Lamb continued to highlight expenditures for Other Expenditures: Contingencies \$40,310 (decreased
162 by \$43,975), Property Taxes \$45,000 (this should be re-categorized to assessments), Property Insurance
163 \$9,500, Permit Fees \$0.00 (decreased by \$600), Property Appraiser Collection fees \$0.00 (decreased
164 \$10,185), Tax Collector Collection Fees \$9,384, Total Other Expenditures \$104,194 (decrease of
165 \$61,061). Mr. Lamb stated one of the anomalies that occurred last year is the property appraiser has
166 eliminated there fees and they are not charging for their services. Ms. Balson questioned if we (the
167 District) had it in writing that the property appraiser will not be charging a fee. Mr. Lamb responded he
168 had the email from the property appraiser regarding the reduction in fees. Management will be
169 responsible for the forwarding the e-mail to Ms. Balson regarding the reduction in fees from the property
170 appraiser.

171
172 Mr. Lamb completed highlighting the budget and stated the total budget for FY 2011 is \$674,594 a
173 reduction of \$4,250. In layman's terms there is no increase in annual assessments.

174
175 Mr. Lamb continued to review and highlight the Debt Service Fund 200, Series 1999A Bonds, Revenues:
176 Debt Service Special Assessment – Levied On Roll \$182,436.25, Total Revenues \$182,436.25,
177 Expenditures: Series 1999A Bond Principal payment \$45,000, Series 1999A May Bond Interest Payment
178 \$69,500.00, Series 1999A November Bond Interest Payment \$67,936.25, Total Expenditures
179 \$182,436.25, Excess of Revenues Over Expenditure \$0.000. Analysis of Bonds Outstanding: Bonds
180 Outstanding – Period Ending 11-01-2010 \$2,000,000, Principal Payment Applied Toward Series 1999A
181 Bonds \$45,000, Bonds Outstanding – Period Ending 11/01/2011 \$1,955,000.000. Mr. Lamb continued to
182 explain the assessment methodology for commercial, multi-family, single – family and villas as it relates
183 to the debt service.

184
185 Mr. Capozzi elaborated on the bonds that have a 30 year maturity rate and stated what is unique about
186 these bonds is the amount we (the District) pay changes every year, some years we have a surplus, last
187 year we (the District) had a deficit and that wasn't pointed out clearly enough to the Board so every body
188 had an increase between \$4 and \$5.00 total. Granted it was a small increase but it was an increase
189 nonetheless and that needed to advertised and mailed to each homeowner which wasn't done by Florida
190 Statutes. My biggest beef was if the Board is going to vote for no increase in the budget it has to pertain
191 to both and what I told Brian is what we need to do is look at the bonds and see what we need to do, see
192 what funds need to be transferred in to the future to keep the payments constant. I never heard of a 30
193 mortgage were your mortgage payment fluctuated from year to year. This year was fine, next year I
194 believe there is a slight bump again. Now we (the District) can't take non ad valorem taxes to put in there
195 but when we have lake fees or extra money we earn on the tax certificate that money can be used to put

196 into the bond to get that level and consist. It is to your benefit if we could keep that \$410 constant every
197 for the next 20 years. We are still trying to find out if we (the District) can refinance it the market is not
198 there we are paying 6.5% that's just quite high, that was just a clarification.

199
200 A. DMK Engineering and Architect Presentation (under separate cover)
201 Mr. Dorian addressed the Board regarding the sign at the entry and stated he asked Elaine Miller with
202 Suncoast Architect to take a look at the sign see what we could do to make the sign look better and more
203 modern.

204
205 Elaine Miller with Suncoast Architect addressed the Board and provided a presentation of her findings
206 regarding the entrance with respect to the landscaping and the fountains. Ms. Miller also outlined her
207 recommendations for the improvement of the entrance. Mr. Lamb informed the Board the cost for the
208 sign would be approximately \$12,000 or less.

209
210 Mr. Bock questioned the time frame for completion. It was clarified that permitting shouldn't take more
211 than two weeks and construction should be a maximum of one month. Ms. Miller and Mr. Lamb noted
212 that budget would need to be put together to encompass the cost of the repairs and/or demolition. Ms.
213 Miller noted that she could work on a fee basis, an hourly basis or a schedule of need. Discussion ensued
214 regarding budgeting for the expenditure for the repair/refurbishing of the entry. Further discussion
215 ensued regarding the "esoteric" appearance of the fountains and it was requested to create a design that
216 will encompass the same feel. No action was required or taken.

217
218 B. Presentation of the Proposed Operating Budget FY 2011 and Resolution 2010-08 (Tab 2)
219 The Board reviewed resolution 2010-08 a resolution of the Board of Supervisors approving a proposed
220 budget for the Lakeside Plantation Community Development District for FY2011, setting a hearing for
221 public consideration of the same. Mr. Lamb recommended having a special meeting and conjunction
222 with the public hearing for the budget, in the event the Board doesn't find a resolution of the budget we
223 can continue the public hearing in session to 26th during our regular meeting and finalize any remaining
224 issues at that time. Discussion ensued regarding a date for the public hearing. It was noted to change the
225 resolution from the 11th day of May to the 27th of May. Management will be responsible for amending the
226 Resolution 2010-08, (setting a public hearing) to reflect it was passed and adopted this 27th day of May.
227 It was concluded to hold the public hearing on August 12th at 7:00 p.m.

228

229 MOTION TO: Change the August meeting to August 12th, 2010 and if
230 necessary August 26th, 2010 for the public hearing for the
231 budget and approve resolution 2010-08 setting a public
232 hearing

233 MADE BY: Supervisor Capozzi

234 SECONDED BY: Supervisor Bock

235 DISCUSSION: None further

236 RESULT: Called to Vote: motion PASSED

237 4/0 - Motion passed (1:32:37)

238

239 C. Capital Improvement FY 2010 and FY 2011

240 i. Clubhouse Improvements

241 ii. Putting Green

242 iii. Shuffleboard

- 243 iv. Front Entrance and Arbors
- 244 v. Road Paving

245 Discussion ensued regarding in the capital improvements. Mr. Babik addressed the Board regarding the
246 arbors and stated he got a price last month to repair the right arbor the estimated cost is \$13,200 to repair
247 it and repaint the one left and the center structure but since then the flowers have been killed off so were
248 going to have to take them all down. The new proposal is estimated at \$25,370. It was noted when
249 getting the arbors painted to have them painted in the same paint color scheme as the entrance sign. Mr.
250 Lamb recommended and stated from a comprehensive approach I don't the arbor are something you
251 going to want to change, we know they both need to be repaired we know there are going to be color
252 changes; I think the bigger question is what do we want to do with that front entrance. To the degree we
253 (the District) want to move that project forward we have to involve our professionals and as part of that
254 process are to choose the colors, the plants and what I think is going to be the biggest decision is with or
255 without fountains. If we are going to tackle the budget tonight, we need to determine if we (the District)
256 are going to have the fountains or not and are we (the District) going to do the front entrance or not. Mr.
257 Lamb continued to state if you're going to do it and identify the first question then move on to question
258 two, which is how we (the District) are going to design the front and bring them back with a cost proposal
259 and design proposal and question three is going to be the arbors and I think you are going to find that it is
260 going to be a tear down, rebuild and no paint for a little while until we decide a color scheme. Discussion
261 ensued on how to proceed.
262

263	MOTION TO:	Approve having the arbors repaired NTE \$25,370.
264	MADE BY:	Supervisor Capozzi
265	SECONDED BY:	Supervisor Bock
266	DISCUSSION:	None further
267	RESULT:	Called to Vote: motion PASSED
268		4/0 - Motion passed (1:46:32)

269
270 It was recommended to contact Elaine Miller regarding a bid to repair arbors. Supervisor Bock will be
271 responsible for getting more quotes to have the arbors repaired.
272

273 **COMMUNITY REVITALIZATION AND CAPITAL IMPROVEMENT WORKSHOP:**

274 Discussion ensued on how to proceed with respect to the fountains. It was noted that it would be cost
275 prohibitive to fix the fountains. Management recommends not removing the fountains because of the
276 value they add to the community. Ms. Balson noted to inform the residents if the Board decides to
277 remove the fountains. It was recommended to have Elaine Miller to come back to give a price on the
278 middle island with the signs and the decorations because the signage is more important.
279

280	MOTION TO:	Authorize Management to work with Bob Babik to work with Elaine Miller at Suncoast Architect to prepare a proposal for the middle island with the sign and the arbors.
281		
282		
283	MADE BY:	Supervisor Capozzi
284	SECONDED BY:	Supervisor Bock
285	DISCUSSION:	None further
286	RESULT:	Called to Vote: motion PASSED
287		4/0 - Motion passed (1:56:45)

288
289 Discussion ensued regarding the clubhouse room remodel, price to complete \$18,000 for Texteria, \$2,000
290 to move the bookcases and \$1,500 for Electrical, total \$22,500. Ms. Balson recommended getting a
291 storage unit because it would be less expensive. It was noted the remodel would solve the dance floor
292 problem, and storage problem. Discussion ensued on whether or not to proceed with the room remodel in
293 the clubhouse. The Board reviewed the proposed layout for the room remodel.
294

295	MOTION TO:	Approve the room remodel in the clubhouse NTE \$23,000
296	MADE BY:	Supervisor Capozzi
297	SECONDED BY:	Supervisor Bock
298	OPPOSED BY:	Supervisor Balson
299	DISCUSSION:	None further
300	RESULT:	Called to Vote: motion PASSED
301		3/1 - Motion passed (1:56:45)

302
303 Discussion ensued regarding the putting green. The Board reviewed the proposals for the putting green.
304 Ms. Balson expressed concern regarding the District spending too much money and stated in good
305 conscience I cannot push this through. Further discussion ensued regarding the putting green and/or an
306 alternative activity i.e. ping pong table for the kids/teenagers in the community. It was recommended for
307 Management to work with one of the Supervisors and the parents of the kids/teenagers in the community
308 to come up with ideas/activities for the community.
309

310	MOTION TO:	Approve having Management to work with one of the
311		Supervisors and the parents of the kids/teenagers in the
312		community to come up with ideas/activities for the
313		community.
314	MADE BY:	Supervisor Capozzi
315	SECONDED BY:	Supervisor Bock
316	DISCUSSION:	None further
317	RESULT:	Called to Vote: motion PASSED
318		4/0 - Motion passed (2:19:40)

319
320 Mr. Capozzi stated I was told there were a couple of rumors going around and I want to put them to rest.
321 Mr. Capozzi continued to state the CDD Board has not been in any talks/conversation regarding moving
322 the bus stop from the clubhouse it is not going to happen. The other thing is people are saying we are
323 going to close the pool for 30 days during the summer to reline it; this Board hasn't talked about relining
324 the pool, the Board would not do that during the heat of the summer the ideal time would be October or
325 November. Mr. Lamb informed the Board the Management received a favorable proposal for the
326 resurfacing of the pool.
327

328 It was questioned during the repaving of the parking lot, where are the residents going to park and does
329 the District need to notify the North Port Police. It was clarified that the paving would be done on one
330 side first then the other. It was recommended to notify the North Port police of the repaving of the
331 parking lot.
332

333 D. Presentation of Resolution 2010-07 –Policy Regarding District Legal Billing Rates, Fees,
334 Expenses and Charges (Tab 3)

335 The Board reviewed Resolution 2010-07 a resolution of the Board of Supervisors to set policy regarding
336 District Legal billing rates, fees, expenses and charges.
337

338	MOTION TO:	Approve Resolution 2010-07, to set policy regarding
339		District legal billing rates, fees, expenses and charges.
340	MADE BY:	Supervisor Capozzi
341	SECONDED BY:	Supervisor Balson
342	DISCUSSION:	None further
343	RESULT:	Called to Vote: motion PASSED
344		4/0 - Motion passed (2:25:25)

345
346 E. FY2010 Assessment Collections (Tab 4)

347 The Board reviewed the memo from Leah Johnson, Financial Analyst regarding “Status of FY 2010 Debt
348 Service and Operations & Maintenance (O & M) Assessments. The intent of this memorandum is to
349 advise the Board of the current collection status as it relates to assessments levied in the FY 2010 (FY10)
350 for the purpose of funding the annual Debt Service requirement on the Series 1999A Bonds and providing
351 for coverage of District Operations and Maintenance (O & M) needs.
352

353 The District’s special assessments are comprised of two categories – O & M Assessments, intended to
354 fund ongoing operations and maintenance needs at an annual budgeted amount of \$679,007.00 (\$631,477
355 net of collection costs) for the FY10 and Series 1999A Bonds, long-term revenue assessments in the
356 amount of \$194,984.70 (\$181,335.77 net of collection costs).
357

358 For the FY10, the District levied all assessments through the Sarasota County Tax Collector. The District
359 currently has an outstanding CDD assessment balance of \$50,588.12, provided as Exhibit A, representing
360 a rate of collection of 94.21%. The District is projecting the receipt of all revenues by the end of the
361 Fiscal Year, as indicated within the proposed operating budget for the Fiscal Year 2011.
362

363 Delinquent assessments levied through the Tax Collector will be offered for public sale and are subject to
364 the process outlined within Florida Statutes 197 as it relates to unpaid tax assessments. This sale will
365 occur on or before June 1, 2010.
366

367 F. Resolution 2010-09 – Declaration of Assessments (Tab 5)

- 368 i. Exhibit A (Tab 5i)
- 369 ii. Exhibit B (Tab 5ii)
- 370 iii. Exhibit C (Tab 5iii)

371 Mr. Lamb stated that he would be looking at this item based on the meeting today. Mr. Lamb continued
372 state that he met with Ron and the City Manager, the Fire Chief and District Counsel today and from what
373 they gathered, the general spirit would be that they look to recommend to Counsel that they exercise the
374 reverter in the contract which means that we will be looking potentially, at our August meeting to transfer
375 the property back to the District’s ownership. At that time Management will be provide some
376 recommendations on how to appropriately handle that property.
377

378 **5. STAFF REPORTS:**

379 **A. District Counsel**

380 Not present at this meeting.

381

382 **B. District Engineer**

383 Spoke previously in the meeting.

384

385 **C. District Manager**

386 i. Manager's Report (Tab 7)

387 Board reviewed the Manager's Report. Ms. Balson requested to see a breakdown of expenses with
388 respect to what is outlaid and what is collected. Management will be responsible for itemizing the
389 financials and check register going forward.

390

391 ii. Financial Statements

392

393

MOTION TO:	Accept the financial statements and check register for Aprils 30, 2010.
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394

MADE BY:	Supervisor Capozzi
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395

SECONDED BY:	Supervisor Balson
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396

DISCUSSION:	None further
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397

RESULT:	Called to Vote: motion PASSED
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398

	4/0 - Motion passed (2:36:21)
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399

400

401 D. Non-Payment of Clubhouse Rental Fees (under separate cover)

402 Mr. Lamb stated there was a problem we (the District staff) had regarding the clubhouse in which an
403 individual did not pay and we are going to have to seek recoupment of those fees as it relates to the
404 gathering of community here a couple of months ago. Mr. Lamb continued to state Management has
405 requested payment on a couple of occasions. Discussion ensued on how to proceed regarding the non-
406 payment of the clubhouse rental. It was concluded to forgive the debt for the clubhouse rental fees for the
407 individual who did not pay.

408

409

MOTION TO:	Forgive the clubhouse rental fees for the individual who did not pay.
------------	--

410

MADE BY:	Supervisor Babik
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411

SECONDED BY:	Supervisor Balson
--------------	-------------------

412

DISCUSSION:	None further
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413

RESULT:	Called to Vote: motion PASSED
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414

	4/0 - Motion passed (2:32:40)
--	-------------------------------

415

416

417 E. Qualified Electors Count (Tab 8)

418 The Board reviewed the memo submitted by Brian Lamb regarding "Disclosure of Qualified Electors."
419 As required by Florida law, the total number of qualified electors in the Lakeside Plantation CDD is 666.

420

421 F. Election Process (Tab 9)

422 The Board reviewed memo submitted by Brian Lamb regarding the "Disclosure of the Election Process."
423 The Board of Supervisors is advised that the following will be publicly advertised beginning on or before
424 May 31, 2010: Notice is herby given that the qualifying period for the office of Supervisor of the

425 Lakeside Plantation Community Development District will commence at noon on June 14, 2010 and close
426 at noon on June 18, 2010. Candidates must qualify for the office of Supervisor with the Sarasota County
427 Supervisor of Elections.

428
429 The Lakeside Plantation Community Development District has three seats up for election, specifically,
430 seats 1, David Polk, seat 2 Gwynne Balson and seat 3, Ronald Bock.

431
432 Ms. Balson noted that the memo started out saying Sarasota County and ended saying Manatee County.
433 Management will be responsible for changing verbiage in the memo to reflect Sarasota County on the
434 "Disclosure of Elections Process."

435
436 **7. SUPERVISOR COMMENTS AND REQUESTS:**

437 It was recommended not to have the July meeting.

438	MOTION TO:	Not to have a Board of Supervisors meeting in the month
439		of July 2010.
440	MADE BY:	Supervisor Capozzi
441	SECONDED BY:	Supervisor Babik
442	DISCUSSION:	None further
443	RESULT:	Called to Vote: motion PASSED
444		4/0 - Motion passed (2:37:44)

445
446 It was questioned if we (the District) could go back to Wrathell, Hart, Hunt and Associates, LLC because
447 they did not update our handbook for that two weeks (it will go against our error and omissions report)
448 since, because of them the employees would have been terminated totally differently if the employee
449 handbook would have been updated; and, because they did not update it and you (Brian Lamb) read the
450 old one can we go after their insurance on that for what it cost us.

451
452 Mr. Lamb stated you always have the right to engage in a suit but the feasibility of that typically is
453 engaged by the cost of the legal fees and to go to that next step you would need to be consulted by an
454 attorney. It was questioned if we (the District) could send them a bill.

456	MOTION TO:	Send Wrathell, Hart, Hunt and Associates, LLC Formal
457		Notice
458	MADE BY:	Supervisor Capozzi
459	SECONDED BY:	Supervisor Babik
460	OPPOSED BY:	Supervisor Balson
461	DISCUSSION:	None further
462	RESULT:	Called to Vote: motion PASSED
463		3/1 - Motion passed (2:25:25)

464
465 Ms. Balson noted that the packets for interested parties running for office Supervisor are located in the
466 clubhouse.

467
468 **8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS:**

469 A resident expressed the concern regarding the way the Board is running the community.

470
471 A resident commented on the storage room and felt if it were cleaned out there would be more room.
472

473 A resident expressed concern regarding the clubhouse room remodel because of the economy.
474

475 A resident thanked the Board for trying to implement activities for the children.
476

477 **9. ADJOURNMENT:**
478

479	MOTION TO:	Adjourn the meeting of the Board of Supervisor for
480		Lakeside Plantation CDD for April 22, 2010.
481	MADE BY:	Supervisor Capozzi
482	SECONDED BY:	Supervisor Bock
483	DISCUSSION:	None further
484	RESULT:	Called to Vote: motion PASSED
485		4/0 - Motion passed unanimously (2:53:55)

486
487 **These minutes were done in summary format.*

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

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

493
494 _____
495 **Signature**

496
497 _____
498 **Printed Name**

499
500 **Title:**
501 **Secretary**
502 **Assistant Secretary**
503

494 _____
495 **Signature**

496
497 _____
498 **Printed Name**

499
500 **Title:**
501 **Chairman**
502 **Vice Chairman**
503



504
505 *Recorded by Records Administrator*

506
507 _____
508 *Signature*

509
510 _____
511 *Date*
512
513
514
515

Exhibit "A"

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

April 22, 2010 Minutes of Meeting

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Minutes of the Regular Meeting

The Regular Meeting of the Lakeside Plantation Community Development District was held on Thursday, April 22, 2010 at 7:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

I. 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, April 22, 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:

- | | |
|---------------|---------------------|
| Bill Capozzi | Chairman |
| Gwynne Balson | Vice-Chair |
| Ron Bock | Assistant Secretary |
| Bob Babik | Assistant Secretary |

Staff members present:

- Brian Lamb District Manager, District Management Services, LLC

Audience members present:

- Residents

TRANSCRIPTIONIST NOTE: Please note these minutes are done almost verbatim, there are comments/phrases in the course of the meeting that indicate "it was questioned" or "it was clarified" because the transcriptionist could not identify the actual person speaking.

2. AUDIENCE COMMENTS ON AGENDA ITEMS:

A resident addressed the Board and stated "we have to learn to agree to disagree".

A resident addressed the Board and stated I have the read the contract between DMS and Lakeside CDD several times from beginning to end. Basically, it states that the management company will give us guidance and suggestions and work for us to move forward for the betterment of our community. However, it seems that in reality the representatives from DMS have taken upon themselves, and the are my are my particular views only, has taken upon itself to managing the policies and in my opinion it has gotten to be the point its either my way or the highway. Mr. Lamb at the last meeting you presented a very good agenda and had all the proposed capital improvements included under one particular tab as you call it. However, it seems at the last meeting there was a proposal made in addition the ones that were already on the table by the Chairman of our CDD which seems to me would take precedence and extra consideration on your part for possibly to be approved. Also going back to that you have said in the past that major capital improvements unless there of a very necessary issue should be brought to the attention of the property owners to see what they would like to do. Well, my suggestion is that if that's going to go forward it can not be by a show of hands at a CDD meeting. It must be done from some formal situation were we get a full compliment of the community to express desire and dislikes. You talk about ethics what about integrity and fair play? It is my impression that I sum up the capital improvements of anything else but yet you seem to mandate what is going on and that is up to the five people that we elected. Why do we have these five people sitting here to go over capital improvement and expenditures

51 if you are going to make the final decision? Furthermore, it seems that there are members or member of
52 the Board that think the CDD funds are an ATM. Let's go BINGO, lets go hit the slot machine. I 'd like
53 to now comment on your webcam the webcam is a very good tool, however at the last meeting it was total
54 disaster. The video failed and the audio was horrific. I also like to ask you and with all due respect, I
55 would like to know who is paying for the webcam? And if it is by CDD fund, by who's authority was the
56 expenditure made? And I would like an answer in light of the fact; you know to old detective show, Joe
57 Friday and he said just the facts, no redirect, no dancing around just give us the answers. It's our money
58 and we are entitled to answer as far as were our money is spent. It light of all these issues, when issues
59 come up for capital improvement, not only should the homeowners and property owners have a direct
60 input but also all the suggestions should be treated fairly. We are five commissioners we are one vote for
61 commissioner and whether that person is the Chairman of the Board or the Vice-President of the Board or
62 any other commissioners their say is no more important than one of us. And getting back to what I said
63 about "your way or the highway." According to the agenda that came out only, only commissioners and
64 the staff can make suggestions to the agenda. However, it is up the Chairman what's going to be said and
65 to me that terrine. And to go further and to go back to a possible financial issue, I strive to believe the
66 Board should consider and the homeowners, that if it turns out that one or more has fudged or altered any
67 kind of CDD records, destroyed them or in any way compromised our position with the CDD. Those
68 people or that person should be held civilly liable because I do not believe that these commissioner would
69 represent an illegal act. I'd appreciate a response to all of my questions not the ones you choose not to
70 answer.

71
72 A resident voiced her concern there were no table clothes covering the buffet tables and no ice at an event
73 held at the clubhouse and felt the new staff should have known to put do this prior to the event and
74 expressed her concern regarding people being bullied into volunteering. The resident would also like for
75 the Board to reinstate the 90 trial period for District Management Services (DMS).

76
77 *(William Cox and Jason Cox joined the meeting in progress.)*

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78
79 **3. BUSINESS ITEMS:**

80 A. Discussion of terms of potential Settlement Agreement with Carrie Greus, including
81 scope of waiver/release of claims (Tab 2)

82 The Board reviewed the memo submitted by Brian Lamb regarding "Discussion of Terms of Potential
83 Settlement Agreement with Carrie Greus Including Scope of Waiver/Release of Claims." At the March
84 2010 Board meeting, the Board directed its manager and counsel to present an offer in the amount of
85 \$10,000 to settle disputed claims raised by a former employee, Carrie Greus. In exchange for the
86 consideration provided to Ms. Greus, the Board discussed obtaining a broad release of potential claims by
87 Ms. Greus, including the release of a worker's compensation claim. Counsel will discuss with the Board
88 issues relating to the scope of a release of claims and other terms of a potential settlement agreement and
89 obtain clarification from the Board on how it wishes to proceed.

90
91 William Cox addressed the Board and introduced Jason Cox, Employment Law Attorney both are with
92 the law firm of Shumaker, Loop & Kendrick, LLP. It was noted that Mr. Cox was present at no charge to
93 the District.

Deleted: Collier

94
95 Mr. Cox addressed the Board and stated he has been practicing employment law exclusively for seven
96 years and for the past two or three he has been representing the District on a variety of different
97 employment law matters, including preparing the initial version of the employee handbook for the
98 District. In early March of 2010 our office received a demand letter from an attorney named Christine
99 Sensenig; she represents Carrie Greus a former employee for the District. Through her attorney Ms.

Deleted: Collier

100 Greus asserted numerous allegations against the District, including that she was owed unpaid overtime
101 under the Fair Labor Standards Act basically since the inception of her employment. She claimed that she
102 was owed for vacation time and she also claims that she is owed for two termination pay. Ms. Greus
103 indicated in her correspondence that she would be filing a lawsuit in Federal court if we (the District)
104 were unable to a resolution for her demands. I want to provide a little of background on the Fair Labor
105 Standards Act (FLSA). The FLSA is a federal statute and what it does among other things requires
106 employers to pay overtime to non-exempt employees if they work over 40 hours in a work week. So for
107 non-exempt employees they are required to pay an hour and a half of the employee rate for hours of 40 in a
108 given week. Courts throughout Florida are seeing a huge increase in the number of FLSA overtime
109 claims filed against employers. The reason for that is FLSA has a very friendly employee friendly statute
110 in terms of attorney fees. Even if an employer commits a technical or minor violation of the FLSA an
111 employee is entitled to receive whatever unpaid wages or overtime that are due. They are then under the
112 statute eligible to liquidate those damages or double those damages, so they get essentially double the
113 amount they are owed plus they get all of their attorneys fees paid for by the employer. Because of that
114 generous attorney's fees provision which exists it is not uncommon to have a situation where a lawsuit is
115 filed and the amount at issue with respect to what's owed to the employee or what may be owed to the
116 employee is very small in relationship to the ultimate damages award because you incorporate all the
117 plaintiffs attorney's fees. When employer adds in their own attorney's fees to defend the claim it is
118 not uncommon for these claims to easily reach and exceed \$100,000. If an employer is successful in
119 defending against an FLSA overtime claim they don't recover their own attorney's fees. So even if the
120 employee wins, the employee gets their fees, if the employer wins, the employer doesn't get to recover
121 their attorney's fees unless they show the employee acted frivolously or in bad faith, which is a very
122 difficult standard for an employer to beat.

123
124 Mr. Cox further stated now turning back to this matter. Once we received the demand letter from Ms.
125 Greus attorney asserting various causes of action or potential causes of action we immediately began
126 investigating the allegations raised in her letter. This involved reviewing Ms. Greus' personnel file,
127 reviewing hundreds of pages of timesheets and pay records for Ms. Greus, reviewing minutes from
128 various Board meetings where some of the issues were discussed, reviewing various revisions to the
129 employee handbook, because that became an issue and we reviewed many other documents as well. As a
130 part of our investigation and evaluation as to the merits of her claim, we had several telephone
131 conversations with Mr. Capozzi, Mr. Lamb and Ms. Greus' attorney and other folks as well as a part of
132 our investigation. We then prepared a detail response to her demand letter setting for the District's
133 position and Ms. Greus and her attorney to respond by providing more information and more facts if they
134 had any to support their allegation. At the March 2010 Board meeting our recommendation to the Board
135 was to take a "wait and see approach" and see Ms. Greus and her attorney could present additional facts
136 to support some of the allegations they were alleging in their demand letter. And despite our
137 recommendation I understand the Board voted to offer Ms. Greus a \$10,000 settlement. Even though it
138 wasn't what we suggested I certainly appreciate the Board's sensitivity in wanting to get this matter
139 resolved as quickly as possible.

Deleted: Collier

140
141 In exchange for the \$10,000 I understand the Board wanted to have Ms. Greus sign a document releasing
142 any claims she had against the District. And when this was brought to my attention it raised some
143 questions as to the scope of release of potential claims by Ms. Greus and what I mean by that is some
144 claims are legally waivable and some claims are not legally waivable. One of the reasons I am hear
145 tonight is to make sure the Board understands the permissible scope of a waiver or release of claim prior
146 to reaching a settlement agreement with Ms. Greus. If we are able to reach a resolution I envision the
147 release of claim to be as broad as possible but just so everyone understands, it can't cover and it wouldn't
148 cover every conceivable possible claim. I want to make sure we (the Board) are aware of that.

149 Specifically, the three claims Ms. Greus asserts in her demand letter, the release would cover her demand
150 for vacation time, it would cover her demand for vacation pay that she is seeking. With respect to the
151 FLSA claim (the overtime) an employee legally can not waive their right to overtime under the FLSA.
152 And this means the District just like every other employer can't require their non-exempt employee sign a
153 document promising they will work without receiving overtime or promising not to sue for unpaid
154 overtime. That document is not worth anything and is not enforceable to have an employee sign a
155 document saying I'm not going to sue you for overtime.
156

157 | Mr. Cox further stated, with that being said there are still some protections we can include in the
158 settlement agreement to place the District in the strongest position in the event Ms. Greus accepts the
159 settlement of her overtime claim and she attempts to file a lawsuit for unpaid overtime anyway. I will
160 forward to the Board some examples of the language we can include but we can use some language which
161 isn't a 100% guarantee she could still file a lawsuit for unpaid overtime in the future but it is as close as
162 we can get under the law without seeking court approval or without seeking approval from the
163 Department of Labor with respect to settling an unpaid overtime claim. I am comfortable proceeding in
164 this fashion we have done this before with other clients. I also understand that Ms. Greus has pending
165 workman's comp claim for benefits and our firm has not been involved at all with the worker's comp
166 claim. I am not sure the status of that claim but I can share with you under Florida Law the general rule is
167 an employee can not waive their right to worker's compensation benefits. There is a procedure under
168 Florida Workers Comp law that can be followed that allows a waiver under certain circumstances. It is
169 my understanding it requires the party to go through a hearing before a judge of compensation, that's a
170 compensation court essentially and we ask that judge to approve a settlement agreement as to workers
171 comp fees. Then that judge would need to approve the attorney's fees paid to Ms. Greus' attorney as
172 well.
173

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174 | Mr. Cox further stated in speaking with Ms. Sensenig who is Ms. Greus' attorney, I learned that Ms.
175 Sensenig is the one who wrote the demand letter, she is not Ms. Greus' workman's comp attorney. Ms.
176 Greus' has a separate attorney handling her workers comp claim. I have not spoken with that attorney at
177 all. If the Board would like us to pursue a settlement as to the workers comp benefit piece we would need
178 to reach out to Ms. Greus' workman's comp attorney as well as to our insurance carrier then begin
179 negotiations to resolve that issue, which is something that I haven't done. Ultimately a judge would need
180 to approve the workers comp settlement in order to have a valid workers comp settlement. Obviously I
181 want the Board's direction prior to going down that path. I think that's a separate to the claims raised by
182 Ms. Sensenig in her demand letter.
183

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184 | Mr. Cox further stated, as to my recommendation, given where we are now there's already been a
185 \$10,000 settlement offer that's been approved by the Board at the last meeting, its been communicated to
186 Ms. Greus' counsel. My belief is it will be difficult to resolve the overtime claim, the vacation claim and
187 the termination pay claim by way of a settlement agreement at this point for less than \$10,000. The
188 allegations here are serious if litigation ensues and the allegations are proven true there could be
189 considerable exposure for the District. I do have some clients who are prepared to fight claims that are
190 raised against them if that the approach the Board elects to take, that's fine and we are prepared to assist
191 in any we can. But if the goal is to keep cost to an absolute minimum, my recommendation is to re-
192 extend the offer that was previously extended in exchange for all claims that are waivable with the
193 understanding that the workers compensation piece would not be included in that waiver with a caveat
194 regarding the overtime issue that I addressed earlier.
195

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196 | Mr. Cox stated I communicated with Ms. Greus' attorney earlier this week she informed me that Ms.
197 Greus is inclined to accept the \$10,000 offer. Again if the District wants to fight this, the District

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198 certainly has that option and could ultimately prevail in litigation but even if we prevail we would end of
199 spending more than the \$10,000 in our attorney's fees and in our own cost if litigation is filed. Now I was
200 asked to speak for a minute to address our attorney's fees incurred on behalf of the District in this matter.
201 In the outset it is important that I emphasize that the District is very fortunate to have the benefit of Cox
202 assisting the District, he has been practicing law for 14 years, he's a very hard working attorney, a very
203 smart attorney, he's a very fair person and the District is lucky to have him on their side. Mr. Cox has
204 agreed to greatly discount his hourly rate to work in performance for the District. He's performed all his
205 work at a rate of \$175 per hour. For those of you who are not familiar with working with attorneys in my
206 experience that's the rate of a first year attorney or perhaps a two year attorney, he (Mr. Cox) is a 14 year
207 attorney. I understand that Mr. Cox does not routinely bill the District for work he performs for example
208 driving back and forth to attend these meetings and he hasn't charged for those and he's charged for his
209 time here tonight. My hourly rate is \$250 to give you an idea by way of comparison, Ms. Greus' attorney
210 in her demand letter to the District indicates that her hourly rate is \$300 per hour. The District is already
211 receiving a preferential hourly rate and discounts on its billing. I understand there has been a procedure
212 put in place where the Board is to submit requests for legal work through Mr. Lamb and his team so they
213 can decide if legal counsel needs to be involved. By streamlining the process the hope is that the District
214 will save even more in legal fees. We obviously support that approach and support that process.

215
216 Mr. Cox further stated litigation is very expensive and even threats of litigation are expensive. I have
217 outlined that we have spent the time necessary to investigate the multiple allegations raised by Ms. Greus;
218 we've gathered the facts related to those allegations and the response to her complaint. Should also point
219 out that Mr. Lamb and his team have done a very nice job by saving the District additional fees by
220 helping us pull some of the relative documents together. We did not have all the background information,
221 we did not have all the documentation and Mr. Lamb and his folks helped us gather that information. Our
222 invoice for the Greus matter was between \$9,000 and \$10,000 this was already reduced by more than
223 \$1,200 as a result of Mr. Cox reducing his hourly rate, we are also going to be providing a \$1,000
224 courtesy discount on top of Mr. Cox's discounted rate. The good news is as far as were we are today the
225 vast majority of the work has already been done on our end. As far as time involved going forward, if we
226 are to resolve this matter without litigation at this point it is going to involve drafting a settlement
227 document and finalizing those documents not a whole lot of additional work. The flip side is if litigation
228 is filed by Ms. Greus we are not able to resolve the claim there could be a considerable amount of
229 attorney's fees.

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230
231 Mr. Cox continued to state there are a couple of items I want to raise for the Board. In any settlement
232 agreement there are various standard "boiler-plate" provisions that I include in the documents to protect
233 our clients. If we reach an agreement with Ms. Greus I anticipate including similar terms in the
234 settlement agreement. Unless the Board disagrees I don't think it necessary to walk through each
235 provision that I plan to include in the document assuming we are able to reach a resolution. There are two
236 particular provisions that I do want to address. The first is in these types of settlement agreements I
237 generally include a provision where the former employee promises not reapply for employment in the
238 future and here is the reason that I do that. The release of claims that we are going to include in the
239 settlement agreement will include a release of claims from every claim that we can waive from the
240 beginning of time up through the date the release is signed. It would not cover prospective or future
241 claims. So the reason that we seek that the employer does not reapply if the employee who signs this
242 release promises not to sue the District and a month after signing the release submitted an application for
243 employment and was rejected that would be beyond the scope of release we had prepared and her failure
244 to be rehired could be grounds for another lawsuit. By including this provision, which I routinely do, it
245 provides additional protection for our clients and I wanted to raise that with the Board. The Board can
246 always agree to this provision and circumstances changed and decided to rehire a former employee in the

Deleted: Collier

247 future they can always agree to waive whatever protection they had in the contract but we recommend a
248 provision to that affect in the agreement.

249
250 Mr. Cox continued to stated the last point I want to raise if the timing of the payment. If the Board asks
251 us to take an offer by to Ms. Greus I would the Board to consider if they would like us to make a lump
252 sum offer or an offer for payment over a period of time. I am not sure if that was discussed at the
253 previous meeting. For example if the Board agrees to offer the \$10,000 but prefers not to pay it out
254 immediately we can offer to pay as an example \$2,000 over a five month period. There are obviously
255 some benefits in extending a payout over a period of time for the Board. There is no guarantee that Ms.
256 Greus would accept that offer but that is another option that is available to provide a little bit of benefit to
257 the District.

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258
259 It was questioned what did you find, did we do anything wrong. Mr. Cox replied there was a sizeable
260 stack of timesheets and pay records and in going through and running the numbers, in this setting this is
261 obviously a public proceeding, with my hat being to protect the best interest of the District I don't believe
262 addressing specific factual questions as to the strength or weaknesses of Ms. Greus' claim or potential
263 claim or the appropriateness or inappropriateness of actions that we may have taken I don't think that's
264 beneficial to the District in the long run. I am going to have to punt on this other than to say I addressed it
265 in part in my response to the demand letter where I recognize there is some over payments provided to
266 Ms. Greus.

Deleted: Collier

267
268 It was questioned how do we make an informed decision. Mr. Cox responded the Board elected to extend
269 the offer a month ago at a previous meeting and now that that offer is on the table and its already been
270 communicated. From a practical prospective I think it will be difficult for us to backtrack. Even if we did
271 everything 100% appropriately and she is not owed anything, if she files a lawsuit you (the District) are
272 going to encounter more than \$10,000 in attorney's fees. If we (the Board) are willing to take the risk and
273 she is not going to proceed with litigation than that's a different issue. But if she files a lawsuit the cost
274 of legal defense will exceed the amount that we could presumably resolved the complaint for now.

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275
276 It was stated in the packet that was submitted to us last month you touched a subject about us (the
277 District) overpaying her for her health insurance, can we legally recoup that from her because she made
278 false statements on her application form and the golden rule we pay her almost \$4,000 in fees. Mr. Cox
279 responded there is a provision in our letter where we address potential overpayment to her. I don't have
280 most of the facts because most of my knowledge is second hand, so with that caveat in mind my
281 understanding is there were payments provided to her for some health benefits and after a year or so of
282 providing those payments to her for reimbursement turned out that the health insurance had been
283 cancelled and a refund was provided back to her for some or all the amounts. The question of whether or
284 not we (the District) can legally recoup that depends on whether or not those payments were
285 compensation, in which case the general rule is no; or whether they were streamlined specifically as
286 reimbursement for health insurance. That would require me to ask several additional questions and
287 continuing investigation and I am not prepared to offer a legal conclusion on other than to say it was
288 significant enough to raise it in our response to her attorney that that is an option I would consider be on
289 the table in the event that was litigation. Discussion ensued regarding Ms. Greus and the insurance issue.

Deleted: Collier

290
291 It was stated at last month's meeting what would have been your recommendation for a settlement. Mr.
292 Cox responded my recommendation in response to her demand letter; I indicated that I would not be
293 opposed to a nominal settlement offer and I believe I used two weeks as the baseline for us to start, if we
294 were to make a settlement offer. My suggestion was not to extend anything at all, a zero settlement offer,

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295 wait to see what documents they have to support their claim, if they could produce any documents and
296 then to proceed this road and hopefully negotiate a nominal resolution along the line of two weeks.
297

298 It was stated do you have in your possession the e-mail from Ralph O'Hart stating in September she was
299 paid for all overtime, sick time and personal time to date. Mr. Cox responded unfortunately we all know
300 that people can check into emails and there is actually the records and documents that we would need to
301 support all that as well.

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302 It was stated and then you have a statement from DMS when they reviewed the records that she has been
303 paid all the time to date. Mr. Cox responded I'm not sure DMS understood the task of reviewing all her
304 pay records and time records. Mr. Lamb stated as part of the process Tonja Sullivan went through it all
305 and verified and that's were we came up with the other conclusion.

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306 It was questioned, "Because someone brought up an offer of \$10,000 and it was presented, we are
307 basically stuck with that offer. Mr. Cox responded you (the Board) have any number of options you can
308 offer zero, you can offer a number short of \$10,000 you can offer something more than \$10,000, what I
309 am saying is in speaking with her attorney this is not going to be resolved for less than \$10,000 because in
310 their mind according to her attorney, the workers comp benefit piece is a separate piece because there is a
311 totally different attorney involved in that. The settlement they had in mind are the claims that are
312 waivable except for the workers comp piece and I wasn't certain the Board was completely aware of that
313 when they made the offer of the \$10,000. I wanted to make the sure the Board knew very clearly what
314 claims were going to be a part of the \$10,000 agreement and what claims were not going to be a part of
315 the \$10,000 agreement.

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316 It was stated in December 2008 the Board made a motion to take all full-time employees, to reimburse
317 them for their health insurance premiums up to \$830 per quarter, they would submit their premium notice
318 to _ and a separate check was cut and on the check it said health insurance premium. I have the letter,
319 you have the letter, DMS has the letter and so does Ralph O'Hart and I got a letter stating that the policy
320 was canceled due to material statements on the application and all the money was given back to the
321 employee. Our District Manager at the time said because we are a small entity we offer this as a non-
322 taxable cash allowance, which is not what the minutes say and not what the motion say. The Board
323 approved what was told to them by Chuck; Chuck basically used this terminology for the betterment,
324 what we passed as a motion, stands as a motion, "we will reimburse the health insurance premium." The
325 only way you can have a premium is to have a health insurance policy. And I was accused by a Board
326 member for attacking the victim rather than the insurance company. I am not the one who made material
327 misstatement on the application; she did and I have a copy of that letter here for anybody to see. Based
328 on that, can we recoup the \$4,100? Mr. Cox responded that option is one we could pursue if we elected to
329 that why I put in the demand letter, in terms of best practices, because we have other clients that
330 reimburse for these types of benefits as well, we recommend not cutting the check to the employee but
331 directly to the health insurance provider so there is not a chance for this type of situation to arise in the
332 future and there is no question in terms whether its compensation or whether is benefits, I believe that
333 change has been made to the employee policy, if not I suggest that change is made so in future this
334 situation will not occur.

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335 Mr. Capozzi stated you got a demand letter for Carrie Greus yet we got no estimate how much it would
336 cost to defend that and when we did talk because you called me and I what that to show on the record, I
337 didn't call you very much you called me. Because the bills say telephone conversation with Bill Capozzi
338 and says four hours, "there's no way in Haiti I would be on the phone for four hours with the attorney, I
339 know how the clock ticks." You basically said it looks real good because there are a lot incidences were

344 we over paid her. \$10,000 in legal fees when she asked for \$11,100, if you would have told me it would
345 cost \$10,000 in legal fees I would have told you to write the check for \$11,100 and walk away, now we
346 are up to \$20,000 and still have paperwork and fees to file, I'd like to know how anyone is supposed to sit
347 and accept that. I don't find that very fair and then have Will come down, he didn't make one heck of
348 presentation last month and no settlement figure came out of his mouth. He said two weeks and that was
349 it. When we talked you gave me a dollar amount that might be conceivable, correct.

350
351 | Mr. Cox, replied we were never asked for a quote for this matter, I am happy to provide a quote anytime a
352 client ask for a quote, that's another thing in terms of best practice maybe we can resolve going forward
353 so there no similar issues. Nor do I believe, and I will be happy to review the time records with you, that
354 there was ever a four hour telephone call with you where we charged four hours for a telephone call, most
355 of the phone calls are five or ten minute calls trying to resolve a specific issue very rarely is there an
356 elongated conference call where we are discussing things. You and I have spoken, Mr. Capozzi,
357 Bill...over the past year you and I have talked many many times, on this specific issue, since Carrie Greus
358 demand letter, no there's probably been three or four conversations max. As far as I know you've never
359 questioned one of my invoices in terms of the amount of time we've put down so I just want to make that
360 clear. As far as what Will's recommendation was at the last meeting that was from me, obviously, Will is
361 not the employment attorney, I am. Our recommendation to the Board was not to do anything; do not;
362 wait for her to submit documents, that's not what was decided and I understand that and that's fine. But
363 what our back up was if we were going to do anything lets make a nominal settlement offer again that's
364 not what was decided. We are not the ones who suggested throwing a \$10,000 offer out but that's what
365 was done. The question is, what do we do now. That's water under the bridge. What are we going to do
366 now in terms of minimizing fees, if you want to avoid a lawsuit, my recommendation is, if we think she is
367 serious about filing a lawsuit, is to resolve the matter now so you don't incur any additional attorney's
368 fee.
369

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370 Mr. Capozzi stated, but you also said we could pay her the \$10,000 and at any point she could still decide
371 to take us to court and sue us (the District) for the overtime. Mr. Cox replied there is language we can
372 include in the settlement agreement that can minimize her likelihood for success for example, she would
373 be representing the settlement agreement that the amount of compensation of \$10,000 settlement
374 represents more than she would be entitled to receive. If she was entitled to overtime she would be
375 signing a document saying it doesn't reach the \$10,000 figure, in other words, we (the District) are
376 already overpaying her but yet she can run to court and file a lawsuit but then as the defense we would
377 have a document that she signed which shows we overpaid her, we now over paid her more than she
378 could possibly due even under her best possible argument. But you are right, technically she could still
379 file a lawsuit just like she could pursue the workers comp benefit claim. And that's just the function of
380 our law, employees simply can't waive their rights to overtime under the law other than getting approval
381 from the Department of Labor or through a court.
382

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383 | Mr. Capozzi asked what would be your estimated cost to go after that \$4,000. Mr. Cox responded that
384 another point I didn't raise, the cost of going after the \$4,000 health insurance, if we have to file a lawsuit
385 to collect the \$4,000 would not make sense at all, it could easily exceed \$4,000.
386

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387 Further discussion ensued regarding the billing from Shumaker, Loop & Kendrick, LLP, the Lakeside
388 Plantation Employee Handbook, previous e-mails from Ralph O'Hart and how to proceed going forward.

389 | Mr. Cox clarified the \$10,000 would include the release that we discussed as well as the other bells and
390 whistles that you haven't asked me to go through we would normally include in the agreement as well as my
391 recommendation that there is a provision in there in the document were she would promise not to reapply for
392 employment.

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393
394 | It was questioned, is there a provision stating this is not an admission of guilt. Mr. Cox responded there is a
395 | standard non-admission of liability which would also be in the document there are 10 to 15 other standard
396 | provisions as well such as non-disparaging clause, confidentiality clause, etc. Mr. Cox reiterated the workers
397 | comp benefit piece would NOT be included in the settlement agreement.
398

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MOTION TO:	Offer Carrie Greus \$10,000 settlement in a lump sum
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Balson
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 motion PASSED unaniously (0:55:50)

405
406 | It was questioned what is the status of Mark Wolf. Mr. Cox clarified the work done on Mark Wolf was
407 | just the initial intake of their letter, analyzing that, and the litigating hold letter, in terms of that the week
408 | we received it we sent a follow up e-mail to Mark Wolf's attorney asking for additional information to
409 | support their claim, the claims were rather vague, with the exception of mentioning the computer files,
410 | everything else was rather vague. It's been approximately three weeks now, there has been no response
411 | actually it's been over a month. I am assuming nothing is going to happen at this point I would encourage
412 | you to continue hold any documents that might be related to this. There is another point, I think we need
413 | to make, the District needs to come up with a clear policy on the retention of emails in regards to time;
414 | how long as Supervisors you are required to keep those e-mails, I am not sure if that is clear. Mr. Lamb
415 | indicated in the near future he will be bring back a policy for the Board to review on that for approval, I
416 | think that is the wise thing to do.
417

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418 | It was questioned how long do we (the District) have to wait for a settlement with this lawsuit regarding
419 | Mark Wolf. Mr. Cox responded that what I was getting to with the e-mail retention policy, it is not just
420 | the fact that we have threatened litigation you need to preserve documents, its also you (the Board) have
421 | public records obligations and that's were the law basically requires you to have a reasonable policy for
422 | you to adhere to. It was questioned is there a time limit (regarding Mark Wolf) before this goes away.
423 | Mr. Cox responded I would continue to hold documents until you here notice from Will to the contrary, I
424 | am not aware off hand what the statute of limitations is and that is general what would guide me with
425 | respect to how long to hold onto documents. If there is threatened litigation just because you haven't
426 | heard anything in a few months doesn't mean there is not threatened litigation. Mr. Cox stated I can get
427 | you an answer to you that specific question to see if there is any guidance but in terms of the overall
428 | guidance, what I think we need is the public records guidance, if we are adhere to that I don't think we
429 | will have any issues. There is no indication that they are pursuing litigation at this point.
430

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431 | It was questioned do you remember the date of the letter and when you received it. Mr. Cox responded
432 | the letter from Mark Wolf's attorney was dated March 11, 2010 by fax and I think I received it by mail on
433 | March 15, 2010. The fax was received at 1:26 p.m. on March 11, 2010. It was stated the reason I am
434 | asking that is because they had a meeting at 6:00 p.m. that night and I just want the public to know that,
435 | you got a letter five hours before the meeting.
436

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437 | It was stated, that meeting that they had, I see there is \$280 between you and Gwynne to discuss the ___ at
438 | the town hall meeting, what the determination of that. Mr. Cox responded to the best of my recollection
439 | on that issue, there was an issue whether the group would be required to pay a rental fee for their meeting

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440 there that night, my understanding is that the District Manager determined that a rental fee was
441 appropriate. I looked at the guidelines and I thought that his position was defensible, I did discuss it with
442 ~~Gwynne~~, and I also understood her position. It wasn't as clear as it could be, my recommendation I think
443 we should work getting this policy a little bit more clearly in terms of who should be charged and when in
444 terms of the rental fees.

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445
446 It was stated, I want to jump ahead to something and I want to read it to you because it is in the minutes.
447 Mr. Polk expressed his concern regarding cost incurred to District Counsel at approximately \$13,569. I
448 going to go back down to line 422; Mr. Polk further stated that there is \$2,700 charged to the District for
449 change in the management company, \$700 to be used for RFP for management changes authorized by this
450 Board which was never used because you the Chair went unilaterally to three companies two of which we
451 have fired and one which you had a personal relationship with over a year. From what I can remember
452 the Board authorized an RFP to be produced and for the Chair to work with the attorney that would be
453 you (Mr. Cox) I did give Will a copy of one with some revisions, correct? Mr. Cox responded, yes. It
454 was further stated I also sent you eight or nine management firms that were contacted in the past with
455 corrected and updated information, thereabouts, right. Mr. Cox replied, sounds about right. Mr. Cox
456 interjected, can I clarify one thing, in terms of the RFP the issue in my mind at the time was that, was
457 there supposed to be an RFP issued or not and it got to the point where I had five different Board members,
458 certain Board members telling me one thing and other Board members telling me another. I finally went
459 back to the minutes because that's the legally binding thing, what do the minutes say what did the
460 secretary record. When I went back to the then District Manager, Chuck he indicated there was no
461 authorization for an RFP, that an RFP would have to come back at a subsequent meeting before it was
462 issued, that essentially we could work something up for the next meeting but that would have to be
463 formally approved. According to the minutes the RFP was not authorized to be issued. At that point we
464 had the RFP drafted that you and I had worked on and I pulled the plug saying look at this point it does
465 not make sense. At that point in time we were under tough times, deadlines because the District Manager
466 had abruptly resigned and given a relatively short window of notice, he gave what was required in the
467 contract. It was a short window of notice, the determination was made, and we need to get some
468 perspective managers in here as quickly as possible, interview them. My understanding is Bill you did
469 the research, you took three the Board considered the previous go round and brought them back. Those
470 were brought to the Board and they were interviewed here all given a fair shot and the Board selected one
471 and we are now with, who I think is a very good firm, DMS.

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473 It was further stated, the reason why I ask this is because the RFP was authorized by this Board which
474 was never used because the Chair...Mr. Cox interjected that's not my understanding. It was further
475 stated one thing is when you were supposed to send out the RFP and you talked to Chuck and he said his
476 minutes does not reflect us approving an RFP and that's Friday, it was October 30 which I remember very
477 well at 4:30 I received a call from Craig Raffel saying this is your termination notice we're quitting we're
478 packing up your stuff as we speak you better find a new management company quick and I believe I
479 called you shortly thereafter somewhat panicky. And that's when it was decided we have no choice but to
480 go out and solicit bids. I wanted that because people are of the impression that I hand picked and we were
481 not going through the motion. Mr. Cox stated from my perspective you gave to the Board a choice of
482 three or four and because of the circumstances you had to do something. It was clarified that two of the
483 three were never management firm for this Board, the only one that was was Seven Trend, Rizetta was an
484 assessment firm hired by Seven Trend.

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486 B. Resolution 2010-07 (under separate cover)
487 Mr. Lamb provided an overview/outline to be incorporated with the engagement/settlement letter with
488 District Counsel if the Board chooses subject to negotiation in the form of a resolution (*Resolution 2010-*

489 07 attached as Exhibit A) and Mr. Lamb is looking for the Board's guidance on (1) to convey that
490 reflected services are chargeable and Counsel can not proceed without written authorization of a Board
491 quorum (2) obtain pre-authorization from the Board of Supervisors including a statement of reasonable
492 expected charges for legal services prior to providing prior advise or response. Matters will have
493 individual cost codes assigned by Counsel for tracking purposes of the specific engagement; (3) Attend
494 Board meetings only when specifically requested in writing by the District management firm for
495 conveyance to the Board for approval; (4) Provide advice on a non-chargeable basis when justified and
496 specifically stated between Legal Counsel and the Board of Supervisors for any Board member; (5)
497 Forward all non-legal e-mails throughout each month to the District Manager to address and report to the
498 Board of Supervisors. Discussion/clarification ensued regarding Resolution 2010-07. It was
499 recommended that District Management and District Counsel work together on finalizing Resolution
500 2010-07 and bring back to the Board for their approval at the next Board meeting. District Management
501 will be responsible for working with District Counsel to finalize Resolution 2010-07 and bring back to the
502 Board for their approval at the next Board meeting.

503
504 **4. BUSINESS ADMINISTRATION:**

505 A. Consideration of Minutes of Board of Supervisors Meeting on March 25, 2010 (Tab 1)
506 Corrections to the minutes were made as stipulated by the Supervisors of the Board (attached as Exhibit
507 B). Mr. Capozzi stated I was personally introduced to Brian Lamb in May 2008 by MS. Thompson; we
508 got into her vehicle and went to a Starbuck's on Hwy. 41. The intended purpose of that time doesn't
509 mean anything, she was hoping to get a third vote to get a new management company. Since then, since
510 that first year I may be talked to Brian by e-mail once or twice about CDD matters in general. In the last
511 eight months I talked to him about four times I stated that in June when I was asked by Chuck who I
512 talked to about refinancing the bonds; I talked to U.S. Bank because that is our current company they
513 referred me to Raymond James in Fort Myers who referred me to Tom Green in Tampa who happens to
514 be real close friends to Bill Rizetta and in October I got an unsolicited management quote from Rizetta
515 and I just disregarded it because I wasn't looking for one. I also mentioned that I did talk to DMS about
516 refinancing the bonds along with Colonial Bank, Fifth Third Bank, SunTrust and others. It wasn't the
517 first time I mentioned or anybody knew about DMS. DMS periodically sent out e-mails to Lakeside
518 about seminars and workshops they put on that anybody could attend. As far as things that came up with
519 sales taxes, I did talk with DMS, I also talked to another management firm, I talked to three different
520 CDD's and I also talked to the State (Department of Revenue) and they all gave me the same thing which
521 was not a management company we are liable and subject to sales tax. That was only one case, with
522 that being said. Mr. Capozzi read a letter he drafted to the Board of Supervisors (attached as Exhibit C).
523 Mr. Capozzi submitted a packet of all the "so-called omissions" (attached as Exhibit D).

524
525

MOTION TO:	Approve Board of Supervisors meeting minutes for March
	25, 2010 as amended.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Polk
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed (1:36:18)

532
533 **5. STAFF REPORTS:**
534 **A. District Counsel**
535 Spoke previously in the meeting

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B. District Engineer

No report given at this meeting.

C. District Manager

i. Manager's Report (Tab 3)

The Board reviewed the memo submitted by Brian Lamb regarding "Manager's Report" and Mr. Lamb highlighted the following:

Administration:

- On target for completion of Resolution, Minutes and Record of Proceedings by 4/30/2010
- Continuation of working with office and maintenance staff to effect recommended changes to policies. A final version of the Lakeside Standard Operating Procedures will be presented at the May meeting
- Regulatory and Fee Structure: to be addressed during the budget session

Accounting:

- All operational and reports current
- We are working on identifying past problems with sales tax. Report will be available during the Budget meeting.

Amenities:

During the month of April, we can report that the Easter celebration for the children was successful event with a net cost of the District of \$63.70. A Wine and Cheese evening was held on the 8th with a net profit to the District of \$24.00

The Community benefited from having a special speaker who shared information about historical events on April 11, 2010. In addition, the North Port Police presented information and fingerprinting for children at no cost to the District on April 1, 2010.

Events planned for May include the regularly-scheduled activities such as Water Aerobics and Swimming Lessons. We have a continuing interest in card clubs using the facilities and have planned pizza and ice cream socials for the month. In addition, a flower arranging event is planned for the 19th, a spa night is scheduled for the 21st and family movie night is on the calendar for the 22nd.

Mr. Lamb stated the events that were held in the last week or so were not as successful and one of the things we (the District) are continuing to face, the volunteers and the ability to have volunteers to achieve the work efforts required. Mr. Lamb stated we heard comments earlier about the perception created that is made and I can assure you that the Board and the members in attendance here our intent is not to cause any harm to the District's programs. If anything we are working doubly hard and double time to make sure there are successful events. I say the words double time in lieu of being on vacation for a couple of weeks. In learning of a lot of these items/issues, I think I was very clear in addressing this item at the last Board meeting to the Board as to what my concerns were, recognizing that there is a group in the community who are not happy with the changes in the employees of the District. That group happens to be a good percentage of these activities. What we found more specifically when went to the Wine and Cheese social and in the past this was set up with volunteers and help and at the recent one; we didn't have the volunteers and help. Those that did attend and those who may have saw the items afterwards didn't comment to it factually but my understanding was that the place was not left in a great condition

584 and there wasn't a cooperative effort of those in attendance. Somehow we have to heal that division in
585 the community; at the end of the day all the efforts need to be put in a positive function.
586 Mr. Lamb continued to highlight/review the Dashboard. Mr. Lamb stated one of the items that I indicated
587 in our report last month but we did have the rental associated with the meeting here that was not a CDD
588 event and it was my determination that it appeared to me on the surface as more of a political event or
589 special interest. It was hard for me to recognize a discount or say that this facility could be used for free,
590 the paperwork was filled out, we've confirmed that there was no payment made and to make sure the
591 record is clear (let me go back to the minutes and look). As I recall there was a statement that was a
592 payment was made during the resident comment portion of the last meeting. I wanted to let the Board
593 know that was not the case and when we come back to the meeting with the recommended policies I will
594 have a recommended item regarding that matter.
595

596 Mr. Bock stated if you will notice that we have our defibrillator up and installed the reason for the delay
597 was, as soon as we got the first one the manufacturer had a recall and for the recall we had to wait and
598 because of the recall and their lack of response, if and when we do order another one they promised to
599 give us that outside box is about \$250 item for their lack of taking care of us ASAP. Mr. Bock further
600 stated I talked to Red Cross, we need to have a sign up sheet here, the first five people the Red Cross will
601 give a class at no cost; after that every person there is a \$35 charge. It is roughly a 4 1/2 hour class I would
602 like to see a sign up sheet of people who are interested. The class is eight to nine people and they would
603 like to hold the class during the week if possible. Mr. Bock continued to state as soon as I can get that
604 coordinated with them I will get the staff trained ASAP then we will open it up for the public. I think the
605 Board should consider paying for at least half of the training for the people that are interested in doing
606 this in the community service, the more people we have trained the better off we are.
607

Deleted: Brent Frost

608 Update on sidewalks was inaudible. Installed new bulletin boards on both sides and down by the drinking
609 fountain and installed a new water heater in the kitchen.
610

611 Mr. Lamb informed the Board we went out and received proposals on the age of the pool and what it is
612 going to cost to resurface so we can put that on our list for improvement. Discussion ensued regarding
613 the pool maintenance, refilling the pool, seeking a sewer credit and pressure washing the deck.
614

615 Mr. Lamb addressed questions raised earlier in the meeting regarding why Mr. Lamb gets to decide on
616 capital improvements. Mr. Lamb stated as I recall during the last meeting and the meeting prior there is
617 no favoritism to one particular project. The question came up regarding the approval of some and not
618 others and having comments or public forum to discuss to approval of those before the Board moves on it.
619 My comment was why do we do one and not all, why don't we bring them all before the public in one big
620 revitalization plan, so to speak and get input before the Board moves on anything with the exception of
621 those items that raise a health or safety or material concern regarding the assets such as the arbors, etc.
622 As I recall at the last meeting the Board took that advice and moves on it and authorized us to look at
623 continuing tonight's meeting with some type of revitalization workshop with the community, list them out
624 in a grocery cart type format, get the input and come back for a final vote. That was my recollection on
625 the capital improvement side of this and again I'm not going to be making decisions on these types of
626 things all I am going to do is bring you options.
627

628 Mr. Lamb continued to state the webcam item why it failed miserably at the last meeting it was your
629 internet service provider here that went down during the meeting. Luckily you have individuals here that
630 service the unit and he came over on his own cost and behalf and got things going. That was the
631 reason for the failure. The comments I'm getting now the quality and sound are phenomenal, we have
632 eight viewers on as we speak (including myself) and the cost of that is absorbed by my company, there

633 are no additional fees associated, billed back or charged to the District, they are our camera and our wire
634 the only thing that we are using here is your (the District) internet service and there was no additional cost
635 to allow for this.

636
637 Mr. Lamb continued to state agenda items, that's a good point. Typically to put an item on the agenda is
638 reserved for a staff member but if I receive or another Board member or the Chair receives a request to
639 put an item on the agenda with information whether it's under "Audience Requests" or whether its within
640 the "Business Items" that's something that can be done. However, the resident would need to contact
641 either you (the Board) or a staff member to do that and that individual has the right under the policy that's
642 indicated for your agenda to put that item for final approval and consideration for the agenda.

643
644 Mr. Lamb continued to state event captains, I tried to address that item the best I could under my reports
645 and that quite frankly is my biggest issue in operations right now. I confident in moving forward with all
646 these items, the one area where we are suffering am the division of it is not the entire community before
647 that perception am painted, there are a lot of silent voices out there but there is a good percentage that
648 participates in these social events and activities. Somehow we need to find a way to solidify the issues or
649 at least put those behind us and move our social events forward. The worst thing that can happen to this
650 community as we do start to become more communicative electronically and accessible is for potential
651 buyers to come in here and read your minutes about these issues and see these issues in visiting. My
652 opinion is that would have an impact on the quality of life here or the view of the quality of life here.
653 Nobody wants to come into a social event were you got two parties that are near disqualifications. Mr.
654 Lamb continued to encourage the community to come together and work more cohesively and work
655 towards a common goal.

656
657 Mr. Lamb further stated I thought the volunteer program that we launched here was a solution that could
658 work here; I could have executed it better and perhaps the way it was executed wasn't met well. Since
659 the introduction into this community and the warning that was issued to me before I accepted the job is
660 that you understand the issues that we have going on wasn't really understood to the level that it was
661 going to prohibit these events that I see as community building, social events of the community. I am
662 disappointed. I left the last meeting disappointed and we've got to find a way to heal and move on
663 towards a common goal.

664
665 ii. Financial Statements and Check Register: March 31, 2010 (Tab 4)
666 The Board reviewed the financial statements and check register for March 31, 2010. Mr. Lamb informed
667 the Board that May is one of your big months; we are going to be looking at a proposed budget and we
668 (Management) will be doing a detailed analysis. Mr. Lamb stated he would welcome any comments
669 individually by the Supervisors to me as we start to put together a drafted budget to be presented at the
670 next meeting. In addition there will be two items on the agenda as required by law which is to disclose
671 the number of qualified electors for your District, in addition, to disclose those seats show sample proxy
672 and ballots for the upcoming elections.

673
674 Ms. Balson questioned the statements with SunTrust. Mr. Lamb responded the issue with SunTrust and
675 yes we put those in a dormant position and closed them out, however, we didn't close them out due to fact
676 it was linked to the property appraiser and tax collectors office for the distribution of funds related to
677 assessment payment via the tax bill. Those funds are transferred over to your operations account now and
678 what we didn't want to do is to have that process circumvent the deposit that would come to the District
679 and there would be an installment delay and we did coordinate with the tax collectors office to make that
680 we were taking the right action.

681

682 Ms. Balson questioned the charge for FedEx. Mr. Lamb responded the Quick Books program was
683 purchased for the District on behalf of the District. This was an effort to improve the District's reports
684 and performance as a management tool. Mr. Lamb will be responsible for investigating the FedEx bill.
685 Mr. Lamb clarified the SunTrust issue and stated there were a couple of checks that did not clear and that
686 is why the balance is so low.
687

Deleted: charge

MOTION TO:	Accept the financial statements and check register for March 31, 2010 as submitted.
MADE BY:	Supervisor Babik
SECONDED BY:	Supervisor Balson
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (2:07:01)

695
696 **7. SUPERVISOR COMMENTS AND REQUESTS:**
697 Mr. Bock stated I am sure everyone here has a copy of our financial statements and a copy of our legal
698 costs and in going over it there were two residents that called District Counsel and we have a bill from our
699 legal counsel for the residents that called on the bill which I think is unacceptable because if we allow for
700 this to continue will have 10, 15 or 20,000 dollars worth of bills if everybody calls our Counsel that has
701 questions. I personally think we need to make some type of motion or amendment where the residents
702 can no do that they can come to the Board, then we can we go through the series that Brian Lamb and our
703 attorney just went through and stop this cost from escalating out of proportion. Mr. Lamb stated he spoke
704 with District Counsel regarding misstatements on the invoice along with additional charges I thought
705 needed to be addressed and that has been rectified. Mr. Lamb will be responsible for sending out the
706 revised statement from District Counsel to the Board for their review. Discussion ensued regarding the
707 bill from legal counsel and how to proceed regarding a resolution. Mr. Lamb stated he will be speaking
708 with District Counsel and will be seeking his participation in minimizing any fees this month for the
709 District. Mr. Lamb will be responsible for drafting a resolution regarding phone calls to District Counsel
710 to present at the next Board meeting.

711
712 Mr. Bock made a motion to elect a new Vice-Chairman and recommended Bob Babik for Vice-Chairman.
713

MOTION TO:	Elect a new Vice-Chairman
MADE BY:	Supervisor Bock
SECONDED BY:	Supervisor Babik
OPPOSED BY:	Supervisor Balson
DISCUSSION:	None further
RESULT:	Called to Vote: <i>motion amended</i> (2:14:46)

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722 Ms. Balson expressed her objection and stated she would like to know the reason for this action but respected
723 Mr. Bock's decision not to do so.
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MOTION TO:	Elect Bob Babik as new Vice-Chairman
MADE BY:	Supervisor Bock
SECONDED BY:	Supervisor Babik
OPPOSED BY:	Supervisor Balson
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/1 - Motion passed (2:16:28)

Mr. Capozzi stated in the October 22, 2009 minutes Ms. Balson noted nearly every company recommending moving the screen to a different wall because someone standing there could see the screen and know exactly what was captured, in talking about the second monitor. In our proposal that was submitted to us and what we approved it stated one monitor for installed DVR is recommended for live viewing of all installed cameras. We were supposed to get four camera heads repaired, we only got three. I would like to know why Ms. Balson felt it was okay for her to have a second monitor installed without coming to the Board or the District Manager, that is not what we approved and that's not what we agreed to.

Ms. Balson responded when they were here doing the repair/install I happened to be at home and the old, out dated, clucking, unserviceable monitor (*the rest of Ms. Balson comment was inaudible*), the old monitor was to be left in the CDD amenities office. Supervisor Capozzi just objected it was old and ugly and a suggestion was made by the installer to place on the bookshelf. For clarification the new monitor was to go on the inside wall were the staff could capture all camera capability and the old monitor was to be left in that office indicating we had security in place.

Deleted: 1

Mr. Capozzi continued to state last month I presented a proposal for the second time about redoing the office; the office needs to be moved there in my opinion for a bunch of reasons (1) the ventilation is here is poor (2) the lighting is poor (3) you can't see anything but the back. There you can see the pool, you can see the tennis courts, it opens this up you see the dance floor, it opens up the fire exit and it gives us a storage room which we are in violation of the fire code; we are not supposed to have anything in storage in an FACP room, it's a fire access control panel room and we are supposed to have table and chairs in there. We've been fortunate the Fire Marshall has looked the other way but he is not going to be the Fire Marshall forever, so I would like to see us move forward with that. Mr. Babik asked Mr. Capozzi if he had a quote. Mr. Capozzi responded about \$18,000 plus \$2,000 for the book cases and \$1,000 for extra wiring. Discussion ensued regarding the expansion of the room.

Ms. Balson's comments were inaudible. (Ms. Balson mentioned something regarding additional storage shed). Mr. Lamb will be responsible for speaking with Mr. Capozzi regarding the compliance issue regarding the facilities room.

Deleted: A resident

Supervisor Balson commented and asked Bill Capozzi to please reconsider stepping down off the Board (the rest of the comments were inaudible).

Discussion ensued regarding the securities system.

Patricia Durham addressed the issue of moving forward cohesively and expressed her concern regarding the anger being portrayed from the Board she also addressed what happened in detail regarding Carrie Greus.

772 A resident addressed the Board and stated he had not been attending the meetings and now he knows why
773 and feels the organization is very flawed.
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8. CONTINUATION FOR REVITALIZATION WORKSHOP:

MOTION TO:	Adjourned the meeting of the Board of Supervisor for Lakeside Plantation CDD for April 22, 2010.
MADE BY:	Supervisor Bock
SECONDED BY:	Supervisor Polk
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously (2:48:04)

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**These minutes were done in summary format.*

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

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

793
794

Signature _____

Signature _____

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796

Printed Name _____

Printed Name _____

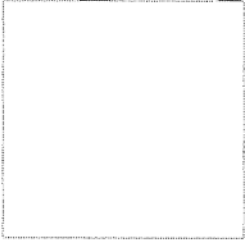
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Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

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Recorded by Records Administrator

Signature _____

Date _____

TAB 2

Lakeside Plantation CDD Profit & Loss by Job

May 2010

	<u>Ice Cream Social</u>	<u>Muffins 4 Mommy</u>	<u>Pizza</u>	<u>Wine & Cheese</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Attendance:					
Income	58	39	23	31	
Other Income	0.00	0.00	69.00	0.00	69.00
Total Income	<u>0.00</u>	<u>0.00</u>	<u>69.00</u>	<u>0.00</u>	<u>69.00</u>
Gross Profit	0.00	0.00	69.00	0.00	69.00
Expense					
Expenses					
Food	28.74	89.36	95.00	125.06	338.16
Misc. Supplies	0.00	54.00	0.00	0.00	54.00
Total Expenses	<u>28.74</u>	<u>143.36</u>	<u>95.00</u>	<u>125.06</u>	<u>392.16</u>
Total Expense	<u>28.74</u>	<u>143.36</u>	<u>95.00</u>	<u>125.06</u>	<u>392.16</u>
Net Ordinary Income	<u>-28.74</u>	<u>-143.36</u>	<u>-26.00</u>	<u>-125.06</u>	<u>-323.16</u>
Net Income	<u>-28.74</u>	<u>-143.36</u>	<u>-26.00</u>	<u>-125.06</u>	<u>-323.16</u>

TAB 3

Lakeside Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 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 5/31/2010

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash	16,505	0	0	0	16,505
Investments--Current	519,336	79,455	0	0	598,791
Prepaid Items	5,319	0	0	0	5,319
Due From Other Funds	0	0	0	0	0
Amount Available In Debt Service Fund	0	0	0	79,455	79,455
Amount To Be Provided Debt Service	0	0	0	1,925,545	1,925,545
Fixed Assets	0	0	7,606,752	0	7,606,752
Total Assets	541,160	79,455	7,606,752	2,005,000	10,232,367
Liabilities					
Accounts Payable	16,911	0	0	0	16,911
Accrued Expenses Payable	9,063	0	0	0	9,063
Due To Other Funds	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	2,005,000	2,005,000
Total Liabilities	25,974	0	0	2,005,000	2,030,974
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	204,863	(7,226)	0	0	197,637
Total Fund Equity & Other Credits Contributed Capital	515,186	79,455	7,606,752	0	8,201,393
Total Liabilities & Fund Equity	541,160	79,455	7,606,752	2,005,000	10,232,367

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2009 Through 5/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	618,202	(33,642)	(5.16)%
Total Special Assessments - Service Charges	651,844	618,202	(33,642)	(5.16)%
Interest Earnings				
Interest Earnings	2,000	1,256	(744)	(37.21)%
Total Interest Earnings	2,000	1,256	(744)	(37.22)%
Other Miscellaneous Revenues				
Miscellaneous	0	2,052	2,052	0.00%
Clubhouse Rentals	3,000	1,555	(1,445)	(48.16)%
Activities	7,000	7,904	904	12.91%
Tennis Club	15,000	12,246	(2,754)	(18.36)%
Total Other Miscellaneous Revenues	25,000	23,757	(1,243)	(4.97)%
Total Revenues	678,844	643,214	(35,630)	(5.25)%
Expenditures				
Legislative				
Supervisor Fees	9,000	7,400	1,600	17.77%
Payroll Taxes	700	306	394	56.28%
Total Legislative	9,700	7,706	1,994	20.56%
Financial & Administrative				
District Manager	46,500	30,792	15,708	33.78%
District Engineer	7,000	820	6,180	88.28%
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	40	210	84.00%
General Liability Insurance	6,000	3,212	2,789	46.47%
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	1,370	830	37.71%
Total Financial & Administrative	78,825	47,624	31,201	39.58%
Legal Counsel				
District Counsel	12,000	24,761	(12,761)	(106.33)%
Total Legal Counsel	12,000	24,761	(12,761)	(106.34)%
General Maintenance				
Personnel Services	115,000	112,184	2,816	2.44%
Payroll Taxes	8,798	6,506	2,292	26.05%
Health Insurance	10,000	4,113	5,887	58.86%

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2009 Through 5/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Workers' Comp Insurance	4,000	2,421	1,579	39.46%
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	4,671	4,329	48.10%
Common Area Renewal & Replacement	1,000	0	1,000	100.00%
Street Lighting	6,000	2,508	3,492	58.20%
Lawn Service/Landscaping-Contractual	76,941	49,300	27,641	35.92%
Plant Replacement Program	7,016	590	6,426	91.59%
Irrigation Maintenance	2,500	1,052	1,448	57.93%
Lake Maintenance	11,742	6,928	4,814	40.99%
Lake Bank Restoration	10,000	0	10,000	100.00%
Entrance Feature - Electric	8,500	4,557	3,943	46.38%
Entrance Feature-Utilities/Water	6,000	5,297	703	11.71%
Entrance Feature - Repairs/Maint.	6,000	2,844	3,156	52.60%
Misc. Tools, Equipment & Supplies	2,500	335	2,165	86.61%
Total General Maintenance	301,797	203,972	97,825	32.41%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	13,789	5,211	27.42%
Clubhouse - General Supplies	1,775	2,279	(504)	(28.36)%
Clubhouse - Maintenance	6,000	5,620	380	6.33%
Clubhouse - Renewal & Replacements	5,000	8,011	(3,011)	(60.21)%
Clubhouse - Office Supplies	2,000	1,515	485	24.27%
Clubhouse - Pest Control	750	600	150	20.00%
Clubhouse - Security	2,000	7,346	(5,346)	(267.28)%
Clubhouse - AED	5,000	2,430	2,570	51.40%
Clubhouse - Telephone & Internet	3,000	2,011	989	32.97%
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	1,079	521	32.57%
Clubhouse/Tennis - Electric	9,000	7,371	1,629	18.09%
Clubhouse - Gas	150	102	48	31.89%
Club/Pool - Waste Removal/Refuse	2,000	793	1,207	60.35%
Clubhouse/Pool - Water & Sewer	2,000	1,523	477	23.85%
Pool - Electric	20,000	12,415	7,585	37.92%
Pool - Furniture	2,400	425	1,975	82.29%
Pool - Maintenance	7,000	4,619	2,381	34.00%
Tennis Court - Maintenance	3,500	1,716	1,784	50.96%
Tennis Court - Programs	3,000	2,391	609	20.28%
Tennis Court - Water	3,000	4,726	(1,726)	(57.52)%
Total Clubhouse/Pool/Tennis Courts	111,267	87,478	23,789	21.38%

Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2009 Through 5/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Other Expenses				
Contingencies	84,285	10,000	74,285	88.13%
Property Taxes	45,000	42,275	2,725	6.05%
Property Insurance	15,000	5,263	9,737	64.91%
Permit Fees	600	0	600	100.00%
Property Appraiser Fees	10,185	0	10,185	100.00%
Tax Collector Fees	10,185	9,273	912	8.95%
Total Other Expenses	165,255	66,811	98,444	59.57%
Total Expenditures	678,844	438,351	240,493	35.43%
Subtotal: Rev Over / (Under) Exp	0	204,863	204,863	0.00%
Total: Revenues Over / Under Expenditures	0	204,863	204,863	0.00%

Lakeside Plantation Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2009 Through 5/31/2010

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,186	177,527	(9,659)	(5.16)%
Interest Earnings				
Interest Earnings	0	37	37	0.00%
Total Revenues	<u>187,186</u>	<u>177,565</u>	<u>(9,621)</u>	<u>(5.14)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	142,128	142,128	1	0.00%
Principal Payments	45,000	40,000	5,000	11.11%
Other Expenses				
Tax Collector Fees	2,924	2,663	261	8.92%
Total Expenditures	<u>190,052</u>	<u>184,790</u>	<u>5,262</u>	<u>2.77%</u>
Excess of Revenues Over (Under) Expenditures	<u>(2,866)</u>	<u>(7,226)</u>	<u>(4,360)</u>	<u>152.12%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>(2,866)</u>	<u>(7,226)</u>	<u>(4,360)</u>	<u>152.12%</u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 5/31/2010
Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	24,804.25
Less Outstanding Checks/Vouchers	10,803.98
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	14,000.27
Balance Per Books	<u>14,000.27</u>
Unreconciled Difference	<u><u>0.00</u></u>

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

Reconciliation Date: 5/31/2010

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

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1726	3/11/2010	System Generated Check/Voucher	200.00	David Polk
1810	5/15/2010	System Generated Check/Voucher	50.00	Mike Stewart
1825	5/20/2010	System Generated Check/Voucher	41.88	Bob Babik
1831	5/26/2010	System Generated Check/Voucher	12.15	William Capozzi
1832	5/26/2010	System Generated Check/Voucher	272.17	Comcast Communications
1833	5/26/2010	System Generated Check/Voucher	1,633.15	Lakeside Plantation CDD
1834	5/26/2010	System Generated Check/Voucher	600.00	New View, Inc.
1835	5/26/2010	System Generated Check/Voucher	107.00	Rapid Security Solutions, LLC
1836	5/26/2010	System Generated Check/Voucher	7,470.37	Shumaker, Loop & Kendrick LLP
1837	5/26/2010	System Generated Check/Voucher	404.49	Sparkle Brite Pool of North Port, LLC
1838	5/26/2010	System Generated Check/Voucher	12.77	TECO Peoples Gas
Outstanding Checks/Vouchers			10,803.98	



Colonial Business Select

ACCOUNT NUMBER

STATEMENT PERIOD May 1, 2010 – May 31, 2010

00000 E00



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

94 010428440000 002675

Welcome. Colonial Bank is Now Part of BB&T

Your Colonial Bank account(s) have been converted to BB&T, and we are excited to welcome you to BB&T. We look forward to serving your banking and financial needs now, and in the future, with the broad range of banking, lending, insurance and investment products and services that BB&T has to offer.

This statement is your last deposit statement from Colonial Bank. Beginning in June, you will receive BB&T's deposit statement, which will provide the information you need to monitor and manage your account(s). For your convenience, your former Colonial Bank account numbers will be included, along with your new BB&T account numbers.

In addition, please review the last page of this statement to learn about policy information that will now apply to your account(s). In the next few days, you will receive additional information about BB&T and your banking relationship.

To learn more about BB&T and our values, how we can serve you, and to review Frequently Asked Questions about your banking relationship, please visit BBT.com/Colonial. Thank you for banking with us, and welcome to BB&T.

Account Summary

Previous Balance	\$ 11,032.50	Average Collected Balance	\$ 16,675.04
Total Credit(s)	+ 85,385.00		
Total Debit(s)	- 71,588.25		
Service Charge	- 25.00		
Ending Balance	\$ 24,804.25		

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
5/3	INET/IB TRFR CR	8,000.00
5/14	INET/IB TRFR CR	47,000.00
5/21	DEPOSIT	385.00
5/24	INET/IB TRFR CR	10,000.00
5/28	INET/IB TRFR CR	20,000.00





Colonial Business Select

ACCOUNT NUMBER

STATEMENT PERIOD **May 1, 2010 – May 31, 2010**

00030 E00

Checks Paid ▲ indicates check missing in sequence

CHECK	DATE	AMOUNT
1783	5/5	155.70
1784	5/4	203.98
1785	5/21	200.00
1786	5/4	200.00
1787	5/4	42.78
1788	5/3	200.00
1789	5/6	108.59
1790	5/10	269.85
1791	5/6	38.50
1792	5/7	515.00
1793	5/6	163.00
1794	5/7	643.15
1795	5/6	162.98
1796	5/6	25.54
1797	5/6	1,944.25
1798	5/4	9,816.67
1799	5/17	150.00
1800	5/20	551.51
1801	5/20	151.00
1802	5/18	6,025.00
1803	5/19	100.66
1804	5/18	651.55
1805	5/18	775.16

CHECK	DATE	AMOUNT
1806	5/18	1,487.30
1807	5/21	8,000.00
1808	5/18	23,198.23
1809	5/18	50.52
1812 ▲	5/20	743.70
1813	5/20	141.58
1814	5/19	543.29
1815	5/18	147.00
1816	5/25	2,000.00
1817	5/18	265.00
1818	5/18	500.00
1819	5/18	590.00
1820	5/19	214.22
1821	5/20	96.00
1822	5/20	751.65
1823	5/17	70.00
1824	5/26	1,490.00
1826 ▲	5/26	91.89
1827	5/28	866.00
1828	5/28	367.00
1829	5/25	780.00
1830	5/27	6,100.00

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002876

Other Debits

DATE	DESCRIPTION	AMOUNT
5/17	ANALYZED SERVICE CHRG MONTHLY MAINTENANCE FEE	25.00

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4/30	11,032.50	5/10	4,542.51	5/21	6,499.14
5/3	18,832.50	5/14	51,542.51	5/24	16,499.14
5/4	8,569.07	5/17	51,297.51	5/25	13,719.14
5/5	8,413.37	5/18	17,607.75	5/26	12,137.25
5/6	5,970.51	5/19	16,749.58	5/27	6,037.25
5/7	4,812.36	5/20	14,314.14	5/28	24,804.25

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 5/31/2010
Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	2,305.19
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	2,305.19
Balance Per Books	<u>2,305.19</u>
Unreconciled Difference	<u><u>0.00</u></u>

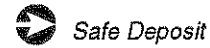


Business Advantage Checking

ACCOUNT NUMBER

STATEMENT PERIOD May 1, 2010 – May 31, 2010

00000 EDD



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

34 010229510000 002993

Welcome. Colonial Bank is Now Part of BB&T

Your Colonial Bank account(s) have been converted to BB&T, and we are excited to welcome you to BB&T. We look forward to serving your banking and financial needs now, and in the future, with the broad range of banking, lending, insurance and investment products and services that BB&T has to offer.

This statement is your last deposit statement from Colonial Bank. Beginning in June, you will receive BB&T's deposit statement, which will provide the information you need to monitor and manage your account(s). For your convenience, your former Colonial Bank account numbers will be included, along with your new BB&T account numbers.

In addition, please review the last page of this statement to learn about policy information that will now apply to your account(s). In the next few days, you will receive additional information about BB&T and your banking relationship.

To learn more about BB&T and our values, how we can serve you, and to review Frequently Asked Questions about your banking relationship, please visit BBT.com/Colonial. Thank you for banking with us, and welcome to BB&T.

Account Summary

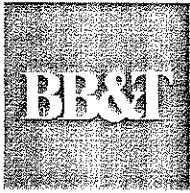
Previous Balance	\$ 2,517.67	Average Collected Balance	\$ 2,425.15
Total Credit(s)	+ 145.00		
Total Debit(s)	- 357.48		
Service Charge	- 0.00		
Ending Balance	\$ 2,305.19		

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
5/21	DEPOSIT	145.00



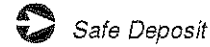


Business Advantage MMDA Promo

ACCOUNT NUMBER _____

STATEMENT PERIOD **May 1, 2010 – May 31, 2010**

00000 E00



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

34 010205430000 027365



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Account Summary

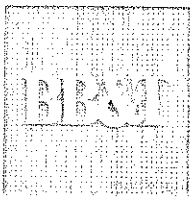
Previous Balance	\$ 594,924.64	Interest Paid This Period	\$ 165.91
Total Credit(s)	+ 8,851.95	Year-To-Date Interest Paid	\$ 775.71
Total Debit(s)	- 85,000.00	Annual Percentage Yield Earned	0.35 %
Service Charge	- 0.00	Average Collected Balance	\$ 558,135.52
Interest Paid	+ 165.91	Days in Period	31
Ending Balance	\$ 518,942.50	Total Fees This Period	\$ 0.00

Account Details

Deposits and Other Credits

DATE	DESCRIPTION	AMOUNT
5/21	ACH CCD/CTX CREDIT SARASOTA CO TAX TAX DIST LAKESIDEPLANTA	8,851.95
5/28	INTEREST PAID	165.91





Business Advantage MMDA Promo

ACCOUNT NUMBER

STATEMENT PERIOD May 1, 2010 - May 31, 2010

00000 E00

Other Debits

DATE	DESCRIPTION	AMOUNT
5/3	INET/IB TRFR DR	8,000.00
5/14	INET/IB TRFR DR	47,000.00
5/24	INET/IB TRFR DR	10,000.00
5/28	INET/IB TRFR DR	20,000.00

34

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

027366

Daily Balance Summary

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4/30	594,924.64	5/14	539,924.64	5/24	538,776.59
5/3	586,924.64	5/21	548,776.59	5/28	518,942.50

Interest Rate Information

EFFECTIVE DATE	RATE	BALANCE RANGE
4/14/2010	0.100000 %	\$0.00 to \$14,999.99
	0.150000 %	\$15,000.00 to \$24,999.99
	0.350000 %	\$25,000.00 to \$99,999.99
	0.350000 %	\$100,000.00 to \$249,999.99
	0.350000 %	\$250,000.00 to \$499,999.99
	0.350000 %	\$500,000.00 to \$999,999.99
	0.350000 %	\$1,000,000.00 and over

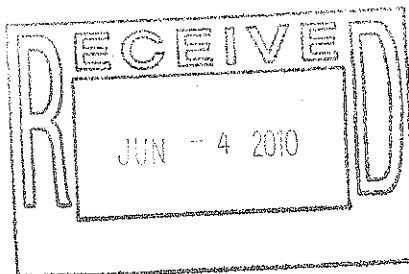


State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
FROM 5/1/2010 TO 5/31/2010
LGIP
 (formerly known as LGIP-A)
AGENCY ACCOUNT

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

Participant Return: 0.27 %

Date	Transaction Type	Description	Amount	Balance
5/1/2010	BEGINNING BALANCE			71.87
5/6/2010	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	5.20	77.07
5/31/2010	EARNED INCOME	INTEREST	0.03	77.10
Totals:			5.23	77.10



321.17+
 5.20-
 77.10+
 393.07*

 0.*

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

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



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
 PARTICIPANT STATEMENT OF ACCOUNT
 FROM 5/1/2009 TO 4/30/2010
FUND B
 (formerly known as LGIP-B)
AGENCY ACCOUNT

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

Date	Transaction Type	Description	Amount	Balance
5/1/2009	BEGINNING BALANCE			405.92
5/7/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.94)	399.98
6/5/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.43)	394.55
7/8/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.14)	389.41
8/6/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.90)	383.51
9/4/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(7.24)	376.27
10/6/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(5.83)	370.44
11/5/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.89)	365.55
12/7/2009	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.53)	361.02
1/7/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(25.20)	335.82
2/5/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(6.21)	329.61
3/5/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.42)	325.19
4/7/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.02)	321.17
4/30/2010	PRINCIPAL BALANCE		<u>(84.75)</u>	<u>321.17</u>

% of Ownership: 0.00007243%
 Ending NAV Balance: * 224.29
 Unrealized Gain (Loss): (96.88)

516 TN to LGIP

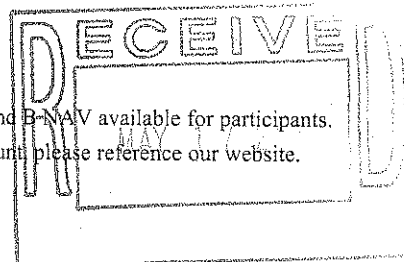
<5-20>

315-97

DISCLOSURE

Total NAV Fund B: 309,670,894.93
 Reserve Account: 0.00
 Total NAV for Participants: 309,670,894.93

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



Lakeside Plantation Community Development District

Check/Voucher Register - Check Register Diane

10101 - Cash-BB&T Operating A/C

From 5/1/2010 Through 5/31/2010

Ch...	Check D...	Vendor Name	Invoice Number	Transaction Description	Check Amount
1798	5/1/2010	District Management S...	2125	May Management Fee & Semi Monthly Staffing Services	9,816.67
1799	5/15/2010	A-1 Superior Pest Cont...	118372	Pest Control Service	150.00
1800	5/15/2010	Chris Sparkle Brite	1014	Repair Pool Lighting	314.17
	5/15/2010	Chris Sparkle Brite	1045	Transformer for lights in Spa	237.34
1801	5/15/2010	Culligan Water Conditio...	1017805-043010	Cones,Cups,Water & Delivery Charge 04/14/-04/30/10	151.00
1802	5/15/2010	District Management S...	2124	Semi Monthly Staffing Services	6,025.00
1803	5/15/2010	Milan Fisher	Reim Tennis Ball - 03/05/10	Reim for Purchase of Tennis Balls -Walmart	100.66
1804	5/15/2010	Florida Power & Light ...	04126-05586 - 051710	Electric Service 03/26/10-04/26/10	651.55
1805	5/15/2010	Florida Power & Light ...	57421-67439 - C/house 051710	Electric Service C/House-03/26/10-04/26/10	775.16
1806	5/15/2010	Florida Power & Light ...	84595-15701 -Pool 051710	Electric Service C/House 03/26/10-04/26/10	1,487.30
1807	5/15/2010	Carrie Greus	Greus v. Lakeside CDD	Settlement Greus v. Lakeside CDD	8,000.00
1808	5/15/2010	Lakeside Plantation CDD	042910	Series 200-Tax Collectors Funds to Account # 6753360	23,198.23
1809	5/15/2010	Lowes's Business Acct/G...	821 3110 051848 4 -04/17/10	Lowes Service Charges	50.52
1810	5/15/2010	Mike Stewart	050310	1 hour Network Repairs	50.00
1811	5/15/2010	North Port Solid Waste ...	43123-154656-042710	Water Service for 03/18/10-04/20/10	0.00
	5/15/2010	North Port Solid Waste ...	54883-159826 -05/03/10	Garage Containers 03/31/10-04/30/10	0.00
1812	5/15/2010	North Port Utilities	43123-154658- 042710	Water Service for 03/18/10-04/20/10	743.70
1813	5/15/2010	North Port Utilities	43123-156052- 042710	Water Service for 03/18-04/20/10	141.58
1814	5/15/2010	Sam's Club	7715 0901 1476 2388 - 0419	Event Food	543.29
1815	5/15/2010	Security Alarm Corp.	83395	Monitoring Commerical Fire-Security Basics	147.00
1816	5/15/2010	Sensenig Law Firm P.A.	Settlement Greus v.Lakeside	Attorney Fee Greus v. Lakeside CDD (payment for Ms. Greus)	2,000.00
1817	5/15/2010	Shaffer's Irrigation, Inc.	16769	Zone 7 & rotor head repaired and Labor	265.00
1818	5/15/2010	Sunstate Pest Manage...	03-0037023	Lawn- TopChoice Annually	500.00
1819	5/15/2010	Teal Lawn	10530	Deliver and Installed 9 Vibernum Odotissum & Mulch	590.00
1820	5/15/2010	Wal-Mart Community	6032 2020 1028 8471 -04/16/10	Walmart-Event Food,Easter Supplies & Cleaning Supplies	214.22
1821	5/15/2010	North Port Solid Waste ...	54883-159826 -05/03/10	Garage Containers 03/31/10-04/30/10	96.00
1822	5/15/2010	North Port Utilities	43123-154656 /042710	Water Service 03/18/10-04/20/10	751.65
1823	5/11/2010	Bob Babik	BB- Reim Face Painting	Reim For Roxanne Roach-Face Painting 2 hours	70.00
1824	5/20/2010	Babe's Plumbing, Inc.	29156	Labor & Material to Replace Water Heater 3/16/10	1,490.00
1825	5/20/2010	Bob Babik	BB-041410	Reim. Water Heater Shelf	41.88
1826	5/20/2010	Home Depot Credit Ser...	6035 3225 0282 9538-050510	Husky Bags,Bounty,Sign,Side Spray & Spray Paint	91.89
1827	5/20/2010	Lake Masters Aquatic ...	10-43311	Monthly Service - Treatment Waterways& Canals May	866.00
1828	5/20/2010	Rapid Security Solution...	1025	Video Surveillance System Service Labor 04/20/10	130.00
	5/20/2010	Rapid Security Solution...	1038	Video Surveillance Service & trip charge	237.00
1829	5/20/2010	Shaffer's Irrigation, Inc.	16874	Install New Timer zone 24 & Labor	780.00
1830	5/20/2010	Teal Lawn	10423	Landscape Maintenance May 10	6,100.00
1831	5/26/2010	William Capozzi	BC-Reim Publix 052510	Publix Reim Choc Covered Fruit,Assort Donuts	12.15

Lakeside Plantation Community Development District

Check/Voucher Register - Check Register Diane

10101 - Cash-BB&T Operating A/C

From 5/1/2010 Through 5/31/2010

Ch...	Check D...	Vendor Name	Invoice Number	Transaction Description	Check Amount
1832	5/26/2010	Comcast Communicatio...	15515 999177 02 09-051410	Internet Service 05/24-06/23/10	272.17
1833	5/26/2010	Lakeside Plantation CDD	LSP 052510	Series 200 D/S Acct # 6753360	1,633.15
1834	5/26/2010	New View, Inc.	46046	Pressure Wash Cleaning/Fence Around Comm & Pool Deck,Pavers	600.00
1835	5/26/2010	Rapid Security Solution...	1064	Video Surveillance System Service/Labor & Trip Charge	107.00
1836	5/26/2010	Shumaker, Loop & Ken...	222547	Professional Services March	1,503.37
1837	5/26/2010	Shumaker, Loop & Ken...	223246	Dispute w/ former employee- Carrie Greus	5,967.00
			70968	Chlorine	27.19
			71131	AAA Filter Powder,Sea Klear Natural,JCK YLW Stuff	40.36
			71346	Chlorine,AAA Sodium Bicarb	51.74
			71981	Filter Powder10,Floating Thermo,Chlorine	45.07
			72617	Chorine, New Sticks	185.92
			73253	Dura Pump Basket,Chlorine,Filter Powder 25	54.21
1838	5/26/2010	TECO Peoples Gas	10332096 061010	Gas Service 04/19-5/18/10	12.77
Report Total					77,318.91

Summary of Account Activity

Previous Balance	\$312.66
- Payments	\$312.66
+ Purchases/Debits	\$543.29
New Balance	\$543.29

Payment Information

New Balance	\$543.29
Total Minimum Payment Due	\$50.00
Payment Due Date	05/22/2010

Credit Limit	\$2,500.00
Available Credit	\$1,956.00
Statement Closing Date	04/27/2010
Days in Billing Cycle	31

Transaction Summary

Tran Date	Post Date	Reference Number	Description of Transaction or Credit	Amount
03/24	03/28	P928000F701JTXE2Y	MURDOCK CIR PT CHARLOTTE FL TOTAL FOR AUTHORIZED BUYER NO 14	\$262.48 \$262.48
03/31	03/31	P928000FE01PZD5RZ	MURDOCK CIR PT CHARLOTTE FL	-\$61.88
04/07	04/07	P928000FM00ZA6645	MURDOCK CIR PT CHARLOTTE FL	\$109.32
04/16	04/16	P928000FX015WYPHO	MURDOCK CIR PT CHARLOTTE FL	\$60.60
04/22	04/22	P928000G301A468RQ	MURDOCK CIR PT CHARLOTTE FL TOTAL FOR AUTHORIZED BUYER NO 41	\$49.21 \$280.81
04/19	04/19	P928000FZ01843XG4	PAYMENT - THANK YOU	(\$312.66)

DISTRICT ADMINISTRATOR APPROVAL _____
 FUND TYPE _____ O&M _____ C&A
 FUND CODE _____
 GL CODE 51250
 OBJECT CODE 5200
 DATE ENTERED _____
 CHECK NUMBER _____

MEMBER SERVICE: For Account Information log on to samsclub.com/credit. This account is not registered. The authentication code is: 2ESN983. Or call toll-free 1-800-203-5764.

NOTICE: We may convert your payment into an electronic debit. See reverse side for details, Billing Rights and other important information.

PAYMENT DUE BY 5 P.M. (ET) ON THE DUE DATE.

0-18
1-18

LAKESIDE PLANTATION					
ACCOUNT #	DATE OF SALE #:	100324	P.O. #:		
INVOICE# 003377	AUTHORIZATION #:	000583	CLUB #:	6445	
REFERENCE # P928000F701JTXE2Y	TRANSACTION #:	3377	REGISTER #:	14	
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000030569	WHITE- NC- 4	7.000	EA	\$3.1600	\$22.12
003388736	SWEET ONION 5LB	1.000	EA	\$6.9800	\$6.98
004081289	FRANKS, BEEF BC 8:1	2.000	EA	\$18.5800	\$37.16
004210236	WHITE- CS- 6"	11.000	EA	\$1.9600	\$21.78
005199081	PICK N PACK-2 BAGS	5.000	EA	\$5.9500	\$29.90
005529096	COLD CUP 9 OZ	1.000	EA	\$9.4800	\$9.48
005631499	AMERICAN SLICES	1.000	EA	\$9.2400	\$9.24
020731371	SILVER T ANGUS BEEF	9.000	EA	\$13.9800	\$125.82
SUB \$262.48		TAX \$0.00		TOTAL INVOICE	\$262.48
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$262.48

LAKESIDE PLANTATION					
ACCOUNT #:	DATE OF SALE #:	100331	P.O. #:		
INVOICE# 003788	AUTHORIZATION #:	000389	CLUB #:	6445	
REFERENCE # P928000FE01PZD5RZ	TRANSACTION #:	3788	REGISTER #:	8	
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
004810554	TOWEL MULTIFOLD	1.000	EA	\$24.8800	\$24.88
005529094	COLD CUP 5 OZ	1.000	EA	\$8.8600	\$8.86
017827020	BOUNTY 12 MR WHITE	1.000	EA	\$16.9800	\$16.98
020732823	MH GROUND COFFEE	1.000	EA	\$6.9800	\$6.98
021773595	NESTLE PURE LIFE	1.000	EA	\$3.9800	\$3.98
SUB \$61.68		TAX \$0.00		TOTAL INVOICE	\$61.68
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$61.68

5200

LAKESIDE PLANTATION					
ACCOUNT #	DATE OF SALE #:	100407	P.O. #:		
INVOICE# 006514	AUTHORIZATION #:	000444	CLUB #:	6445	
REFERENCE # P928000FM00ZA6645	TRANSACTION #:	6514	REGISTER #:	12	
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
002645671	STRAWBERRIES 2LB	1.000	EA	\$3.9800	\$3.98
005320525	PLATE 6 1/4	1.000	EA	\$7.8600	\$7.86
005352726	RED WAXED GOUDA	1.420	EA	\$6.2100	\$8.83
005618687	RASPBERRIES	1.000	EA	\$4.9800	\$4.98
005690920	RED SEEDLESS GRAPES	1.000	EA	\$6.9700	\$6.97
005690922	GREEN GRAPES SEEDLES	1.000	EA	\$5.9800	\$5.98
005933539	CUTLERY COMBO PACK	1.000	EA	\$9.4200	\$9.42
006037938	SWISS EMMENTALER	1.060	EA	\$7.5200	\$8.08
006137225	PINEAPPLE SPEARS	1.000	EA	\$6.9800	\$6.98
006140136	DELI CUP ASST-3 PK	1.000	EA	\$9.4600	\$9.46
006866876	BLACKBERRIES	1.000	EA	\$4.9800	\$4.98
006926747	DOUBLE CRME BRIE	1.000	EA	\$5.8800	\$5.88
007010903	TZATZIKI DIP	1.000	EA	\$4.8800	\$4.88
021425758	ENTERTAINMENT-NEW	1.000	EA	\$7.8800	\$7.88
021653453	BROWNIE BITES	2.000	EA	\$6.5800	\$13.16
SUB \$109.32		TAX \$0.00		TOTAL INVOICE	\$109.32
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$109.32

LAKESIDE PLANTATION					
ACCOUNT #	DATE OF SALE #:	100416	P.O. #:		
INVOICE# 009312	AUTHORIZATION #:	000404	CLUB #:	6445	
REFERENCE # P928000FX015WYPHO	TRANSACTION #:	9312	REGISTER #:	12	
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
005106770	PEPSI	1.000	EA	\$9.7400	\$9.74

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
005396317	COKE	1.000	EA	\$9.8400	\$9.84
005396319	DIET COKE	1.000	EA	\$9.8400	\$9.84
005396323	SPRITE	1.000	EA	\$9.8400	\$9.84
005529094	COLD CUP 5 OZ	1.000	EA	\$8.8600	\$8.86
020737585	SCOTT PAPER TOWELS	1.000	EA	\$12.4800	\$12.48
SUB \$60.60		TAX \$0.00		TOTAL INVOICE	\$60.60
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$60.60

LAKESIDE PLANTATION					
ACCOUNT #	DATE OF SALE #:	100422	P.O. #:		
INVOICE# 004493	AUTHORIZATION #:	000399	CLUB #:	6445	
REFERENCE # P928000G301A468RQ	TRANSACTION #:	4493	REGISTER #:	10	
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
000010198	BACON-LOW SALT	1.000	EA	\$8.5200	\$8.52
003342623	FLORIDA ORANGE JUICE	1.000	EA	\$3.9200	\$3.92
005932908	BKFT SAUSAGE	2.000	EA	\$7.9800	\$15.96
006160332	WHOLE MILK	1.000	EA	\$2.8300	\$2.83
021505157	GRADE A XL EGGS	5.000	EA	\$1.6400	\$8.20
021788275	FRUIT TRAY	1.000	EA	\$9.7800	\$9.78
SUB \$49.21		TAX \$0.00		TOTAL INVOICE	\$49.21
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$49.21



**Walmart
Community Card**

LAKESIDE PLANTATION CDD

Visit us at walmart.com/credit

Account Number:

Customer Service: 1-877-294-1086

Summary of Account Activity

Previous Balance	\$304.08
- Payments	\$240.80
+ Purchases/Debits	\$213.27
+ Finance Charges	\$0.95
New Balance	\$277.50

Payment Information

New Balance	\$277.50
Minimum Payment This Period	\$214.22
Amount Past Due	\$63.28
Total Minimum Payment Due	\$277.50
Payment Due Date	05/12/2010

Credit Limit	\$3,000
Available Credit	\$2,722
Statement Closing Date	04/16/2010
Days in Billing Cycle	31

Transaction Summary

Tran Date	Post Date	Reference Number	Description of Transaction or Credit	Amount
03/16	03/17	P927300EY01D8QJBD	TAMIAMI TRAIL NORTH PORT FL	\$6.65
03/16	03/17	P927300EY01D8QJBZ	TAMIAMI TRAIL NORTH PORT FL	\$12.93
03/17	03/17	P927300F001DXB5AH	MURDOCK CIRCLE PORT CHRLOTT FL	\$11.80
03/18	03/18	P927300EY01Q63F85	PAYMENT - THANK YOU	(\$240.80)
03/22	03/22	P927300F401HD4M70	TAMIAMI TRAIL NORTH PORT FL	\$52.00
03/22	03/22	P927300F401HFAFB4	TAMIAMI TRAIL NORTH PORT FL	\$24.92
03/24	03/24	P927300F701JTK2Q8	MURDOCK CIRCLE PORT CHRLOTT FL	\$29.41
03/26	03/26	P927300F801LBPE5V	TAMIAMI TRAIL NORTH PORT FL	\$53.00
04/06	04/06	P927300FM010195HH	MURDOCK CIRCLE PORT CHRLOTT FL	\$22.56
04/16	04/16		*LATE CHARGE*	\$0.95

Late Charge Summary

Monthly Periodic Rate	Corresponding ANNUAL PERCENTAGE RATE	Balance Subject to Late Charge	LATE CHARGE
1.500%	18.00%	\$63.28	\$0.95

Cardholder News and Information

YOUR ACCOUNT HAS 2 PAYMENTS DUE. PLEASE MAIL THE MINIMUM PAYMENT DUE TODAY. PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN MAILED.

Cardholder Benefits and Information

Does your business hold a SAM'S CLUB membership? Remember, you can use your WALMART Business Credit Card at all SAM'S CLUB locations and still receive itemized statements to help you stay organized! Experience the EVERY DAY LOW COST available at SAM'S CLUB and the added convenience of the WALMART Business Credit card!

DISTRICT ADMINISTRATOR APPROVAL _____
 FUND TYPE _____ C&M _____ C&A _____
 FUND CODE _____
 GL CODE _____
 OBJECT CODE _____
 DATE ENTERED _____
 CHECK NUMBER _____

57250-5800 -
 87.39
 5205 -
 24.92
 5200
 100.40
 51300 4909 .
 walmart .95

PAYMENT DUE BY 5 P.M. (ET) ON THE DUE DATE.

NOTICE: We may convert your payment into an electronic debit. See reverse for details, Billing Rights and other important information.

LAKESIDE PLANTATION CDD		AUTHORIZED BUYER # 02000			
ACCOUNT #:		P.O. #:			
INVOICE# 004412	DATE OF SALE #: 031710	STORE #:			
TRANSACTION #: 4412	AUTHORIZATION :# 017979	REGISTER #: 4			
<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
027545547	DT COKE 12Z24T	1.000	EA	5.9800	5.98
045342402	10 LB BAG ICE	3.000	EA	1.9400	5.82
SUB \$11.80		TAX \$0.00	TOTAL INVOICE		\$11.80
			CREDITS TOTAL		\$0.00
			BALANCE DUE		\$11.80

5200

LAKESIDE PLANTATION CDD		AUTHORIZED BUYER # 02000			
ACCOUNT #:		P.O. #:			
INVOICE# 002260	DATE OF SALE #: 031610	STORE #:			
TRANSACTION #: 2260	AUTHORIZATION :# 016487	REGISTER #: 2			
<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
067378813	ELM CONSTRPAPER200CT	1.000	EA	4.9700	4.97
067770489	1.5OZGRASSGN	6.000	EA	0.2800	1.68
SUB \$6.65		TAX \$0.00	TOTAL INVOICE		\$6.65
			CREDITS TOTAL		\$0.00
			BALANCE DUE		\$6.65

LAKESIDE PLANTATION CDD		AUTHORIZED BUYER # 02000			
ACCOUNT #:		P.O. #:			
INVOICE# 002259	DATE OF SALE #: 031610	STORE #:			
TRANSACTION #: 2259	AUTHORIZATION :# 016622	REGISTER #: 2			
<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
047428482	GV VIT D MILK GAL	1.000	EA	3.0800	3.08
062103785	GV SALTED BUTTER QTR	5.000	EA	1.9700	9.85
SUB \$12.93		TAX \$0.00	TOTAL INVOICE		\$12.93
			CREDITS TOTAL		\$0.00
			BALANCE DUE		\$12.93

LAKESIDE PLANTATION CDD		AUTHORIZED BUYER # 01000			
ACCOUNT #:		P.O. #:			
INVOICE# 005682	DATE OF SALE #: 032210	STORE #:			
TRANSACTION #: 5682	AUTHORIZATION :# 022697	REGISTER #: 9			
<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
059808870	BUNNY PATCH BLUE	26.000	EA	1.0000	26.00
059808874	BUNNY PATCH YELLOW	26.000	EA	1.0000	26.00
SUB \$52.00		TAX \$0.00	TOTAL INVOICE		\$52.00
			CREDITS TOTAL		\$0.00
			BALANCE DUE		\$52.00

LAKESIDE PLANTATION CDD		AUTHORIZED BUYER # 02000			
ACCOUNT #:		P.O. #:			
INVOICE# 005390	DATE OF SALE #: 032210	STORE #:			
TRANSACTION #: 5390	AUTHORIZATION :# 022402	REGISTER #: 53			
<u>S.K.U</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>EXT. PRICE</u>
063292272	NET - HVY DTY	1.000	EA	3.8600	3.86
063743223	NOK 6101 WALL CHARGR	1.000	EA	14.5600	14.56

S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
067771666	1+ EPA GAS CAN (L&G)	1.000	EA	6.5000	6.50
SUB \$24.92		TAX \$0.00		TOTAL INVOICE	\$24.92
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$24.92

LAKESIDE PLANTATION CDD			AUTHORIZED BUYER # 02000		
ACCOUNT #:			P.O. #:		
INVOICE# 001286			DATE OF SALE #: 032410		
TRANSACTION #: 1286			AUTHORIZATION :# 024991		
			REGISTER #: 12		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
011800723	KA SS 8QT TRP PUNCH	2.000	EA	1.8700	3.74
039055431	BALLOONTIME HELIUM	1.000	EA	19.7500	19.75
057079327	HZ SWEET SQZ RELISH	2.000	EA	2.0800	4.16
060203461	NEON STRAWS 100 CT.	1.000	EA	1.7600	1.76
SUB \$29.41		TAX \$0.00		TOTAL INVOICE	\$29.41
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$29.41

LAKESIDE PLANTATION CDD			AUTHORIZED BUYER # 02000		
ACCOUNT #:			P.O. #:		
INVOICE# 003237			DATE OF SALE #: 032610		
TRANSACTION #: 3237			AUTHORIZATION :# 026044		
			REGISTER #: 16		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
061044284	12" 72C ASST. BLN	2.000	EA	4.5000	9.00
062857359	REESE MINI 11OZ	6.000	EA	2.7500	16.50
067939294	HERSHEY MINI PASTEL	6.000	EA	2.7500	16.50
067939300	REESE MINI EGGS	4.000	EA	2.7500	11.00
SUB \$53.00		TAX \$0.00		TOTAL INVOICE	\$53.00
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$53.00

LAKESIDE PLANTATION CDD			AUTHORIZED BUYER # 02000		
ACCOUNT #:			P.O. #:		
INVOICE# 004538			DATE OF SALE #: 040810		
TRANSACTION #: 4538			AUTHORIZATION :# 008072		
			REGISTER #: 13		
S.K.U	DESCRIPTION	QUANTITY	UNIT	PRICE	EXT. PRICE
040017346	10IN. DOILIES GP	3.000	EA	2.0000	6.00
055617328	BILLIARD CHALK	1.000	EA	0.8600	0.86
058648365	BF A/R UNSC	2.000	EA	2.9200	5.84
058707400	57 2 PC HDWD CUE	1.000	EA	9.8600	9.86
SUB \$22.56		TAX \$0.00		TOTAL INVOICE	\$22.56
				CREDITS TOTAL	\$0.00
				BALANCE DUE	\$22.56

Lakeside Plantation Community Development District

Check/Voucher Register - Check Register Diane - Activities

10102 - Cash-BB&T Activities A/C

From 5/1/2010 Through 5/31/2010

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2057	5/7/2010	Target	Muffins & Misc Supplies	30.00
2058	5/7/2010	Publix	Food For Mothers Day	23.32
2059	5/7/2010	American Florist	American Florist - Mothers Day Flowers	24.00
2060	5/15/2010	Bella Napoli	Pizza Night	95.00
2061	5/24/2010	Ann Meehan	Craft Supplies	185.16
Report Total				357.48

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

TOTAL BUDGETED AMOUNTS			
	\$679,004.15	\$194,984.86	\$873,989.01

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	\$37,593.68	\$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	\$198,529.28	\$131,354.90	\$37,720.78	\$0.00	\$169,075.68
12/14/09	\$333,141.63	\$4,797.35	\$13,318.41	\$0.00	\$351,257.39	\$244,743.60	\$70,282.27	\$0.00	\$315,025.87
12/30/09	\$55,339.14	\$797.14	\$2,196.22	\$0.00	\$58,332.48	\$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	\$16,046.02	\$11,705.62	\$3,361.47	\$0.00	\$15,067.09
03/31/10	\$43,320.02	\$649.80	\$0.00	\$0.00	\$43,969.82	\$33,150.49	\$9,519.73	\$0.00	\$42,670.22
04/23/10	\$103,981.32	\$1,559.72	\$0.00	\$28.01	\$105,569.05	\$79,593.10	\$22,856.51	\$0.00	\$102,449.61
05/21/10	\$8,986.75	\$134.80	\$0.00	\$0.00	\$9,121.55	\$6,877.08	\$1,974.87	\$0.00	\$8,851.95
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	\$821,952.82	\$11,935.94	\$26,223.66	\$167.64	\$783,960.86	\$609,059.19	\$174,901.67	\$0.00	\$783,960.86

GF	\$9,273.03	\$130.24
DS	\$2,662.91	\$37.40

Description	General	Debt Service - 201	Debt Service	Total
Gross Levy	\$679,004.15	\$194,984.86	\$0.00	\$873,989.01
Discounts	\$0.00	\$0.00	\$0.00	\$0.00
Property Appraisal	\$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	\$0.00	\$873,989.01
Dist Percent	77.69%	22.31%	0.00%	100.00%
General Fund	\$618,201.98	\$177,527.18		
Debt Service				

Collection Percentage 94.05%

D/S Transfers	
03/22/10	140,550.56
04/05/10	9,519.73
05/15/10	23,198.23
05/26/10	1,633.15

Total Transferred \$174,901.67
 Total Remaining \$0.00

BOND DEBT SERVICE

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

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