



Lakeside Plantation Community Development District

Patrick Lavoy, Chairman

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Ken Saul, Assistant Secretary

VACANT

April 16, 2025

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 3: Patrick Lavoy - C	
Seat 1: VACANT	
Seat 5: Ronald Perry - AS	
Seat 4: Ken Saul - AS	
Seat 2: Alan Sabol - AS	

Wednesday
 April 16, 2025
 6:00 p.m.

Lakeside Plantation Clubhouse
 2800 Plantation Blvd.
 North Port, FL 34289

Zoom Link: <https://us06web.zoom.us/j/2098354607>

Meeting ID: 209 835 4607

Passcode: q8H0Vc

Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. First Responders Award Ceremony
- V. District Engineer
 - A. Roadway Analysis Report Pages 6 - 30
- VI. Business Administration
 - A. Approval of Minutes of the March 19, 2025 Meeting Pages 32 - 50
 - B. Approval of Check Register
 1. March 2025 Pages 52 - 162
 - C. Balance Sheet & Income Statement Pages 164 - 174
 - D. Special Assessment Receipts Schedule Page 176
- VII. New Business Items
 - A. Consideration of Resolution 2025-05 Disbursement of Funds for Payment of Certain Expenses Pages 178 - 180
 - B. Liaison Reports (*Action Items List Review*)
 1. Supervisor Saul & Action Item List (Landscape)
 - a. Consideration of Proposal for Landscape Maintenance from Getz Outdoor Pages 182 - 197
 - b. Consideration of Proposal from Getz Outdoor for Quarterly Clearing of Overgrowth Pages 199 - 202
 2. Supervisor Sabol & Action Item List (Aquatics)

3. Supervisor Lavoy & Action Item List (District Maintenance Items)
 4. Supervisor Lavoy & Action Item List (Pool & Courts)
 5. Supervisor _____ & Action Item List (Clubhouse & Facilities)
 6. Supervisor Perry & Action Items List (Streets)
 7. Discussion of Field & Amenity Director Responsibilities
- VIII. Organizational Matters
- A. Review of Resumes/Letters of Interest to Fill Seat #1
 1. Devon Poulos Pages 204 - 209
 2. Glenn Raymond Pages 211 - 212
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-06 Election of Officers Page 214
- IX. General Audience Comments
- X. Staff Reports
- A. Attorney
 - B. District Manager
 - C. Amenity Manager
 1. Report Pages 216 - 220
 2. Consideration of Proposals for Cleaning & Sealing Pool Pavers Pages 222 - 225
- XI. Supervisors Requests
- XII. Next Regularly Scheduled Board Meeting is **Tuesday, May 13, 2025, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XIII. Adjournment

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <http://lakesideplantationcdd.com>

SECTION V

Subsection A



M E M O R A N D U M

TO: Lakeside Plantation Community
 Development District (CDD)

FROM: Bradley S. Foran, P.E.

DATE: 03-24-2025

RE: Roadway Analysis for Lakeside Plantation CDD

The Lighthouse Engineering Team has conducted several site visits to observe the conditions of the existing roadway, valley gutters, curb and gutters, drainage structures, and sidewalk for the following street locations:

- 1) Clubhouse (Parking Lot)
- 2) Sycamore Street
- 3) Mulberry Lane
- 4) Rosewood Lane
- 5) Melrose Drive
- 6) Felicity PL.
- 7) Scarlett Avenue (East of Plantation Blvd.)
- 8) Jonah Drive
- 9) Tara Drive
- 10) Peach Circle
- 11) Magnolia Circle
- 12) Dixie Lane
- 13) Pecan Drive
- 14) Savannah Drive
- 15) Boxwood Street
- 16) Scarlett Avenue (West of Plantation Blvd.)
- 17) Cottonwood Lane

Below are our Observations: **The street rankings are listed in order with the Clubhouse Parking Lot ranking number 1 for repairs and Cotton Wood Lane ranked last for repairs.**

Clubhouse – Parking Lot

- The existing roadway asphalt pavement consists of cracks and rutting throughout
- The existing curb and gutter sections are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered
- Existing median inlets are in good condition and seem to be functioning properly

Recommendation: The existing roadway asphalt pavement at the clubhouse will require immediate milling and resurfacing (1.5-inch average depth) in approximately 3 years.



MEMORANDUM

Sycamore Street – North and South of Plantation Blvd.

- The existing roadway asphalt pavement consists of cracks and rutting throughout
- Uneven pavement was also encountered at the cult-de-sack
- Existing valley gutter sections are in good condition
- Existing inlets and manholes are in good condition

Recommendation: The existing roadway asphalt pavement at Sycamore Street will require immediate milling and resurfacing (1.5-inch average depth) in approximately 3 years.

Mulberry Lane

- The existing roadway asphalt pavement consists of cracks and rutting throughout
- The existing valley gutter sections are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered
- An existing manhole at the median of Mulberry Lane is in good condition

Recommendation: The existing roadway asphalt pavement at Mulberry Lane will require immediate milling and resurfacing (1.5-inch average depth) in approximately 3 years.

Rosewood Lane

- The existing roadway pavement consists of cracks and rutting throughout
- The existing valley gutter sections are in good condition
- Some of the existing sidewalk panels have cracks that need to be repaired and/or replaced

Recommendation: The existing roadway asphalt pavement at Rosewood Lane will require immediate milling and resurfacing (1.5-inch average depth) in approximately 4 years.

Melrose Drive

- The existing roadway pavement consists of cracks and rutting throughout
- The existing valley gutter sections are in good condition
- An existing inlet near the pond is in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Melrose Drive will require immediate milling and resurfacing (1.5-inch average depth) in approximately 4 years.

Felicity PL.

- The existing roadway pavement consists of cracks and rutting throughout
- The existing valley gutter sections are in good condition
- An existing inlet and manholes are in good condition
- Some of the existing sidewalk panels have cracks that need to be repaired and/or replaced

Recommendation: The existing roadway asphalt pavement at Felicity PL. will require immediate milling and resurfacing (1.5-inch average depth) in approximately 4 years.



MEMORANDUM

Scarlett Avenue – East of Plantation Blvd.

- The existing roadway pavement consists of cracks and rutting throughout
- The existing valley gutter sections are in good condition
- Existing inlets and manholes are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: Existing roadway asphalt pavement at Scarlett Ave. (East of Plantation Blvd.) will require immediate milling and resurfacing (1.5-inch average depth) in approximately 5 years.

Jonah Drive

- The existing roadway pavement consists of cracks and rutting throughout
- The existing valley gutter sections are in good condition
- Existing inlets and manholes are in good condition
- Some of the existing sidewalk panels have cracks that need to be repaired and/or replaced

Recommendation: The existing roadway asphalt pavement at Jonah Drive will require immediate milling and resurfacing (1.5-inch average depth) in approximately 5 years.

Tara Drive

- The existing pavement consists of some cracks and rutting throughout
- The existing valley gutter sections are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Tara Drive will require immediate milling and resurfacing (1.5-inch average depth) in approximately 6 years.

Peach Circle

- The existing pavement consists of some cracks throughout
- The existing valley gutter sections are in good condition
- The existing inlets and a manhole are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Peach Circle will require immediate milling and resurfacing (1.5-inch average depth) in approximately 6 years.

Magnolia Circle

- The existing pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- The existing inlets and manholes are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Magnolia Circle will require immediate milling and resurfacing (1.5-inch average depth) in approximately 6 years.



MEMORANDUM

Dixie Lane

- The existing roadway asphalt pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- The existing inlets and manholes are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Dixie Lane will require immediate milling and resurfacing (1.5-inch average depth) in approximately 7 years.

Pecan Drive

- The existing roadway asphalt pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- An existing inlet is in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Pecan Drive will require immediate milling and resurfacing (1.5-inch average depth) in approximately 7 years.

Savannah Drive

- The existing roadway asphalt pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- An existing inlet is in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Savannah Drive will require immediate milling and resurfacing (1.5-inch average depth) in approximately 8 years.

Boxwood Street

- The existing roadway asphalt pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- Existing inlets and manholes are in good condition
- The existing sidewalk panels are in good condition with no cracks encountered

Recommendation: The existing roadway asphalt pavement at Boxwood Street will require immediate milling and resurfacing (1.5-inch average depth) in approximately 8 years.

Scarlett Avenue – West of Plantation Blvd.

- The existing roadway pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- Existing inlets and manholes are in good condition
- Some of the existing sidewalk panels have cracks that need to be repaired and/or replaced

Recommendation: Exist. roadway asphalt pavement at Scarlett Ave. (West of Plantation Blvd.) will require immediate milling and resurfacing (1.5-inch average depth) in approximately 9 years.



MEMORANDUM

Cottonwood Lane.

- The existing roadway pavement is in good condition with minor cracks throughout
- The existing valley gutter sections are in good condition
- Existing inlets and manholes are in good condition
- Some of the existing sidewalk panels have cracks that need to be repaired and/or replaced

Recommendation: The existing roadway asphalt pavement at Cottonwood Lane will require immediate milling and resurfacing (1.5-inch average depth) in approximately 9 years.

EXHIBIT A: FIELD VISIT PHOTOS

EXHIBIT B: EXISTING ROADWAY PAVEMENT RANKINGS AND COST ESTIMATE

EXHIBIT A

CLUBHOUSE PARKING LOT



CLUBHOUSE PARKING LOT



CLUBHOUSE PARKING LOT



CLUBHOUSE PARKING LOT



CLUBHOUSE PARKING LOT



CLUBHOUSE PARKING LOT



JONAH DRIVE



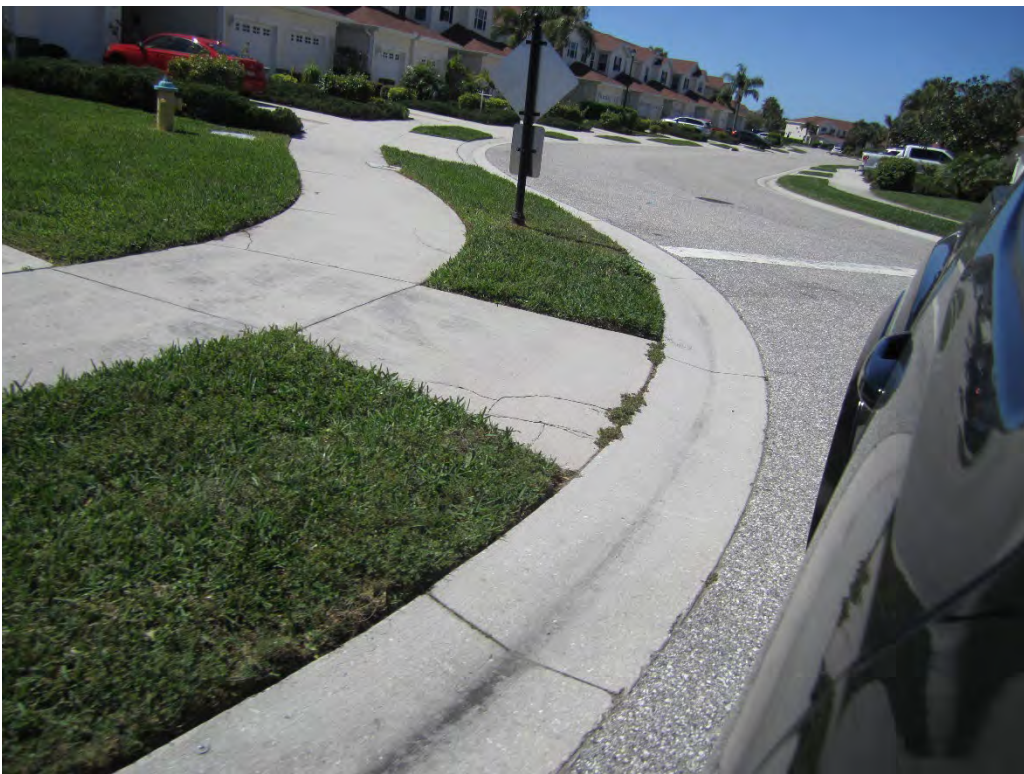
JONAH DRIVE



JONAH DRIVE



JONAH DRIVE



JONAH DRIVE



SCARLETT AVE (EAST OF PLANTATION BLVD)



SCARLETT AVE (WEST OF PLANTATION BLVD)



SCARLETT AVE WEST



SYCAMORE STREET



SYCAMORE STREET



SYCAMORE STREET



SYCAMORE STREET



EXHIBIT B

LAKESIDE PLANTATION CDD

LOCATION	PAVEMENT RANKING	REMARKS	MILLING EXISTING ASPHALT PAVEMENT, 1 1/2"AVG DEPTH	ASPHALT CONC. FRICTION COURSE, TRAFFIC B, FC-12.5, PG 76-22 (165 LBS/SY AT 1.5" THICKNESS)	TOTAL COST MILLING/RESURFACING + FC-12.5
Clubhouse Parking Area	1	1) Pavement cracks and rutting throughout parking area of clubhouse 2) Existing curbs are in good condition (no damage encountered) 3) Life expectancy: 3 years before milling/resurfacing is needed	Milling & Resurfacing Area = 2,843.33 sy Unit Cost = \$5 Per SY Total = (2,843.33 sy) (\$5) = \$14,216.65	Friction Course = (2,843.33 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 234.58 TN Unit Cost = \$230 Per Tons Total = (234.58 TN) (\$230) = \$53,953.40	\$68,170.05
Sycamore Street	2	1) Rutting, uneven pavement, and pavement cracks throughout. 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlets are in good condition (no cracks or damages) 4) Life expectancy: 3 years before milling/resurfacing is needed	Milling & Resurfacing Area = 5,957.02 sy Unit Cost = \$5 Per SY Total = (5,957.02 sy) (\$5) = \$29,785.10	Friction Course = (5,957.02 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 491.45 TN Unit Cost = \$230 Per Tons Total = (491.45 TN) (\$230) = \$113,033.50	\$142,818.60
Mulberry Lane	3	1) Pavement rutting and cracks throughout 2) Existing valley gutters are in good condition (no damage encountered) 3) Life expectancy: 3 years before milling/resurfacing is needed	Milling & Resurfacing Area = 1,067.22 sy Unit Cost = \$5 Per SY Total = (1,067.22 sy) (\$5) = \$5,336.10	Friction Course = (1,067.22 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 88.05 TN Unit Cost = \$230 Per Tons Total = (88.05 TN) (\$230) = \$20,251.50	\$25,587.60
Rosewood Lane	4	1) Pavement rutting and cracks throughout 2) Existing valley gutters are in good condition (damage encountered) 3) Life expectancy: 4 years before milling/resurfacing is needed	Milling & Resurfacing Area = 896.99 sy Unit Cost = \$5 Per SY Total = (896.99 sy) (\$5) = \$4,484.95	Friction Course = (896.99 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 74.00 TN Unit Cost = \$230 Per Tons Total = (74.00 TN) (\$230) = \$17,020.00	\$21,504.95
Melrose Drive	5	1) Pavement rutting and cracks throughout 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlet is in good condition (no cracks or damages) 4) Life expectancy: 4 years before milling/resurfacing is needed	Milling & Resurfacing Area = 913.48 sy Unit Cost = \$5 Per SY Total = (913.48 sy) (\$5) = \$4,567.40	Friction Course = (913.48 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 75.36 TN Unit Cost = \$230 Per Tons Total = (75.36 TN) (\$230) = \$17,332.80	\$21,900.20
Felicity Place	6	1) Pavement rutting and cracks throughout 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlet is in good condition (no cracks or damages) 4) Life expectancy: 4 years before milling/resurfacing is needed	Milling & Resurfacing Area = 1,359.00 sy Unit Cost = \$5 Per SY Total = (1,359.00 sy) (\$5) = \$6,795.00	Friction Course = (1,359.00 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 112.12 TN Unit Cost = \$230 Per Tons Total = (112.12 TN) (\$230) = \$17,332.80	\$24,127.80
Scarlett Ave. - East of Plantation Blvd.	7	1) Pavement rutting and cracks throughout 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlet is in good condition (no cracks or damages) 4) Life expectancy: 5 years before milling/resurfacing is needed	Milling & Resurfacing Area = 14,320.71 sy Unit Cost = \$5 Per SY Total = (14,320.71 sy) (\$5) = \$71,603.55	Friction Course = (14,320.71 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 1,181.46 TN Unit Cost = \$230 Per Tons Total = (1,181.46 TN) (\$230) = \$271,735.80	\$343,339.35
Jonah Drive	8	1) Pavement rutting and cracks throughout 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlets are in good condition (no cracks or damages) 4) Life expectancies: 5 years before milling/resurfacing is needed	Milling & Resurfacing Area = 8,276.50 sy Unit Cost = \$5 Per SY Total = (8,276.50 sy) (\$5) = \$41,382.50	Friction Course = (8,276.50 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 682.81 TN Unit Cost = \$230 Per Tons Total = (682.81 TN) (\$230) = \$157,046.30	\$198,428.80
Tara Drive	9	1) Existing pavement rutting encountered 2) Existing valley gutters are in good condition (damage encountered) 3) Life expectancy: 6 years before milling/resurfacing is needed	Milling & Resurfacing Area = 347.53 sy Unit Cost = \$5 Per SY Total = (347.53 sy) (\$5) = \$1,737.65	Friction Course = (347.53 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 28.67 TN Unit Cost = \$230 Per Tons Total = (28.67 TN) (\$230) = \$6,594.10	\$8,331.75
Peach Circle	10	1) Pavement cracks encountered 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlet is in good condition (no cracks or damages) 4) Life expectancy: 6 years before milling/resurfacing is needed	Milling & Resurfacing Area = 1,085.58 sy Unit Cost = \$5 Per SY Total = (1,085.58 sy) (\$5) = \$5,427.90	Friction Course = (1,085.58 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 89.56 TN Unit Cost = \$230 Per Tons Total = (89.56 TN) (\$230) = \$20,598.80	\$26,026.70
Magnolia Circle	11	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlets are in good condition (no cracks or damages) 4) Life expectancy: 6 years before milling/resurfacing is needed	Milling & Resurfacing Area = 4,336.83 sy Unit Cost = \$5 Per SY Total = (4,336.83 sy) (\$5) = \$21,684.15	Friction Course = (4,336.83 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 357.79 TN Unit Cost = \$230 Per Tons Total = (357.79 TN) (\$230) = \$82,291.70	\$103,975.85
Dixie Lane	12	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlets are in good condition (no cracks or damages) 4) Life expectancy: 7 years before milling/resurfacing is needed	Milling & Resurfacing Area = 1,819.65 sy Unit Cost = \$5 Per SY Total = (1,819.65 sy) (\$5) = \$9,098.25	Friction Course = (1,819.65 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 150.12 TN Unit Cost = \$230 Per Tons Total = (150.12 TN) (\$230) = \$34,527.60	\$43,625.85
Pecan Drive	13	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlet is in good condition (no cracks or damages) 4) Life expectancy: 7 years before milling/resurfacing is needed	Milling & Resurfacing Area = 957.17 sy Unit Cost = \$5 Per SY Total = (957.17 sy) (\$5) = \$4,785.85	Friction Course = (957.17 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 78.97 TN Unit Cost = \$230 Per Tons Total = (78.97 TN) (\$230) = \$18,163.10	\$22,948.95
Savannah Drive	14	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Life expectancy: 8 years before milling/resurfacing is needed	Milling & Resurfacing Area = 981.60 sy Unit Cost = \$5 Per SY Total = (981.60 sy) (\$5) = \$4,908.00	Friction Course = (981.60 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 80.98 TN Unit Cost = \$230 Per Tons Total = (80.98 TN) (\$230) = \$18,625.40	\$23,533.40
Boxwood Street	15	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlet is in good condition (no cracks or damages) 4) Life expectancy: 8 years before milling/resurfacing is needed	Milling & Resurfacing Area = 2,871.28 sy Unit Cost = \$5 Per SY Total = (2,871.28 sy) (\$5) = \$14,356.40	Friction Course = (2,871.28 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 236.89 TN Unit Cost = \$230 Per Tons Total = (236.89 TN) (\$230) = \$54,484.70	\$68,841.10
Scarlett Ave. - West of Plantation Blvd.	16	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlets are in good condition (no cracks or damages) 4) Life expectancy: 9 years before milling/resurfacing is needed	Milling & Resurfacing Area = 4,410.19 sy Unit Cost = \$5 Per SY Total = (4,410.19 sy) (\$5) = \$22,050.95	Friction Course = (4,410.19 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 363.84 TN Unit Cost = \$230 Per Tons Total = (363.84 TN) (\$230) = \$83,683.20	\$105,734.15
Cottonwood Lane	17	1) Existing pavements are in good condition (minor cracks) 2) Existing valley gutters are in good condition (damage encountered) 3) Existing inlets are in good condition (no cracks or damages) 4) Life expectancy: 9 years before milling/resurfacing is needed	Milling & Resurfacing Area = 1,401.55 sy Unit Cost = \$5 Per SY Total = (1,401.55 sy) (\$5) = \$7,007.75	Friction Course = (1,401.55 sy) (165 LBS/sy) (1 TN / 2,000 LBS) = 115.63 TN Unit Cost = \$230 Per Tons Total = (115.63 TN) (\$230) = \$26,594.90	\$33,602.65
GRAND TOTAL					\$1,282,497.75

SECTION VI

Subsection A

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

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **March 19, 2025** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat LaVoy	Chairman
Mary (Sue) Martin	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Ron Perry	Assistant Secretary
Ken Saul	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Amanda Ferguson	GMS
Sarah Sandy (<i>via Zoom</i>)	Kutak Rock, LLP
Amy Palmer (<i>via Zoom</i>)	District Engineer
Harold Myers	Clubhouse Office Manager
Sergio Rodriguez (<i>via Zoom</i>)	LMP
Residents	

The following is a summary of the discussions and actions taken at the March 19, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**Audience Comments on Specific Items on the Agenda** (*Audience Comments Limited to 3 Minutes per Person*)

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS**District Engineer****A. Pond Evaluation Costs Spreadsheet**

Ms. Palmer presented a pond evaluation cost spreadsheet, which was included in the agenda package. It provided a breakdown of each pond that should be remediated within one to three years, three to five years and over five years and determined what portions of the ponds needed sodding, re-grading and riprap. For any of the ponds that they evaluated, there was nothing dire and the numbers could be broken out within the next three years. Mr. Perry felt that this was an aggressive and wide-ranging estimate of need and questioned the criteria that was used to determine that shorelines needed riprap. Ms. Palmer pointed out that they looked at any erosion occurring behind houses, that might cause issues. These were ultra conservative estimates, to ensure that they addressed any erosion issues. Other sections like wooded areas or areas not abutting any houses, would be fine with sod and re-grading. Mr. Perry asked what they were seeing with the erosion. Ms. Palmer indicated if there was erosion, there would be a shelf with sediment falling into the pond. They were taking measurements and if it was over 3 to 4 inches and a sharp drop off, there would be remediation, versus a gradual drop off. Mr. Perry recalled that there were extremely high pond levels this past Summer. Ms. Palmer noted no extreme issues with the ponds, despite the hurricanes and no immediate remediation.

Mr. Sabol pointed out that the ponds were in need of work and money should be budgeted in the next year's budget, as the estimate for the first one to three years was \$383,000, \$115,000 for the next three to five years and \$280,000 for the last five years, which equated to \$750,000. However, according to Ms. Palmer, they did not need to do anything right now and therefore, Mr. Sabol did not see budgeting a great deal of money for the ponds, when they had other items to budget for. Mr. LaVoy appreciated this input, as it would help for budgeting purposes, because if they budgeted \$125,000 per year for seven years for the ponds, they would have \$889,000. Mr. Perry recalled Mr. Sabol pointing out that Solitude was expensive, as they provided a quote of \$107,000 to install a Sox system on 930 linear feet on Ponds 10, 13 and 14, which equated to \$115 per linear foot. They did not identify any of the areas that Lighthouse

Engineering identified, as needing attention. Mr. Sabol clarified that the bid from Solitude was \$122,000, which expired a year and a half ago.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 19, 2025 Meeting

Ms. Lansford presented the minutes of the February 19, 2025 meeting, which were included in the agenda package. Ms. Martin recalled that the motion appointing the liaison for the milling and resurfacing, was Mr. Perry and not Mr. Saul.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Minutes of the February 19, 2025 Meeting were approved as amended.

B Approval of Check Register

1. February 2025

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the February Check Register, Unaudited Financial Statements for February 28, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package. The District was 86% collected as of the end of February.

On MOTION by Ms. Martin seconded by Mr. Perry with all in favor the February 2025 Check Register was approved.

SIXTH ORDER OF BUSINESS

New Business Items

A. Approval of Annual Audit Report for Fiscal Year 2024

Ms. Lansford presented the Annual Audit Report for Fiscal Year 2024, which was included in the agenda package. There were no significant findings and it was a clean audit. It would be submitted to the State. Mr. Perry recalled in 2016, 2017 or 2018, a finding that the debt service reserve requirement not being met and asked if it was a concern. Ms. Lansford explained that going back to 2008 or 2009, there was a pull from the Reserve Fund to make a debt service payment and therefore, the minimum of the debt service requirement for the bonds, had not consistently been met, which was fine, but would reappear in each audit. Ms. Sandy clarified that

a request from the Judicial Auditing Committee was received each year for an explanation, which was provided by staff and it was never an issue.

On MOTION by Mr. Perry seconded by Mr. LaVoy with all in favor the Fiscal Year 2024 Annual Audit Report was approved.

A. Liaison Reports (*Action Items List Review*)

1. Supervisor Saul & Action Item List (Landscape)

Mr. Saul reported that he sent a message to Mr. Sergio Rodriguez of LMP about statements made in the minutes, regarding the erosion that Mr. Sabol referred to at 1596 Scarlett Avenue. Mr. Rodriguez replied, *“It would best be resolved by the engineer, as the area is massive and required the assistance of an engineer, to avoid flooding and erosion issues. Drainage around the homes was simpler, but this area was massive and needed an outside solution to ensure that we resolve the issue.”* Mr. Saul had not seen the area and suggested to Mr. Sabol that they walk it. Mr. Sabol clarified that a couple of yards of fill needed to be put in and then it needed to be re-sodded, but did not know if an engineer needed to look at it. Mr. Perry pointed out that it was outside of the overflow structure, but did not impact the overflow. Mr. Rodriguez pointed out that they could always add the soil and turf, but preferred that the engineer survey the area, as he was afraid if they repaired it, another problem would arise.

Mr. Perry MOVED to authorize the District Engineer to inspect and survey the drainage system and Mr. LaVoy seconded the motion.

Mr. Saul requested the contact information for the District Engineer. Ms. Lansford would provide it.

On VOICE VOTE with all in favor authorizing the District Engineer to inspect and survey the drainage system was approved.

Mr. Saul asked if the Magnolias were staked. Mr. Rodriguez replied affirmatively but would follow up tomorrow to ensure that the bolts were tightened around the strappings, in order to make it through hurricane season. Mr. Saul pointed out that Mr. Perry noted items that he

wanted to address, such as the swale and Bahia areas, which Mr. Rodriguez informed him that he would get to those sometime by the end of the month. Mr. Rodriguez confirmed that every Bahia area was scheduled to be mowed once per month and on March 24th, all of the Bahia and St. Augustine areas in Lakeside Plantation, would be completed. They would be back to weekly mowings on April 1st. On Monday, the areas would be reviewed and if anything was missed, they would follow up. Mr. Perry noted that the confusion was that the minutes reflected that the mowing of the Bahia was by February 24th, but he meant March 24th. Mr. Saul recalled Mr. Rodriguez stating that it would be completed by the end of the month. Mr. Rodriguez clarified after the last meeting, they followed up with the mowing service and were informed that the Bahia areas were serviced once a month, but because it was during the end of the month, there were complaints and would follow up.

Mr. Saul asked if the leak up front with the irrigation was repaired. Mr. Rodriguez confirmed that it was completed. Mr. Saul heard many complaints about ants and that they were treated but had not heard any further complaints. Mr. Rodriguez indicated that they performed spot treatments, because once the ants were treated, they moved to the next location. Mr. Saul recalled issues with the conservation area and that there would be a bush hogging of 5 to 10 feet of wood-lines for the entire community. Mr. Rodriguez stated it was mentioned at the last meeting that they had a specialist that did the bush hogging, as LMP did not have the specialized equipment. They would do more than the 5 to 10 feet, as residents wanted more. If everything went according to plan and everything was cleaned up and the wood-lines were cut back accordingly, they could keep it that way. Originally, when they started the contract, the wood-lines were cut back in the Winter season, but it did not have as big of an impact as if one guy was doing a complete cleanout with huge machinery. However, this was costly and would take a huge amount of time. Mr. Saul requested a quote. Mr. Rodriguez indicated that he could not provide a quote until he checked the areas, which he planned to do on Monday, because any dangerous slopes needed to be taken into account.

Mr. Perry questioned what they were trying to accomplish. Mr. Saul explained that several residents had an issue with the wood-line getting close to their homes, it was discussed at the last meeting and he was asked to check into it. Mr. Perry pointed out that the City of North Port Fire Department recommended a minimum of 25 feet of no vegetation from structures. Mr. Saul noted they used to do that at one time, but it got pushed back. Mr. Perry asked if he was just

targeting specific areas. Mr. Saul understood that Mr. Rodriguez would only look at areas that needed to be addressed. Ms. Lansford believed that the intent was for Mr. Rodriguez to look at priority areas and provide a quote to the Board to bush hog those areas. Mr. Rodriguez confirmed this was the case, but they could section it off, depending on the price. However, regardless of whether or not it was approved, they would continue to cut the wood-lines and try to cut them back as much as they can. Mr. Saul reported that the tree behind the Clubhouse was finally taken down, but it was done by someone else, due to the rainy and windy weather. However, it was quoted at the same price. According to Mr. Myers, the person that did it, did a good job. There was a conversation about an area that the city owned across from this area, which Mr. Rodriguez cleaned up and the residents were satisfied with way that it looked.

2. Supervisor Sabol & Action Item List (Aquatics)

a. Consideration of Proposal from Solitude for Erosion Repair Services - \$13,788

Ms. Lansford presented a revised proposal from Solitude for erosion repair services in the amount of \$13,788, which was included in the agenda package. Mr. Sabol referred to Page 6 of the agreement, which listed the scope of the services. They would install eight drain boxes, piping to the ponds and cover with sod. He recommended approval of this work, as the area needed attention before they started on the ponds. Mr. Perry felt that it was imperative to do this work prior to the rainy season, as he tried to bring this proposal to the Board several meetings ago, but Mr. LaVoy removed it from the agenda. Mr. Perry also wanted the drain boxes to be placed on CDD property and not private property and that the work be performed manually and not with heavy equipment. Mr. Sabol clarified in the agreement; Solitude would leave the property as it was prior to the work being performed.

Mr. Perry MOVED to approve the proposal from Solitude for erosion repair services for eight locations in the amount of \$13,788 and Mr. LaVoy seconded the motion.
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Ms. Lansford requested that the motion include that all work was completed in CDD property.

On VOICE VOTE with all in favor the proposal from Solitude for erosion repair services for eight locations in the amount of \$13,788, subject to all work being completed on CDD property was approved.

3. Supervisor LaVoy & Action Item List (District Maintenance Items)

a. Harold Annual Review

Ms. Lansford reported that the District's amenity contract was not a standard amenity contract, where employees were reviewed internally. It was a limited oversight contract where the Board had discretion over its employees, but if the Board wanted to increase salaries, it must be brought before the Board, which was why this item was on the agenda. Ms. Lansford asked if the Board wanted Mr. Myers to leave the room for this discussion. *There was Board consensus for Mr. Myers to stay.* Mr. LaVoy recommended an increase, as Mr. Myers was in his position for a year, did a superb job and had a well-disciplined team. He had no issues with him, felt that it was a well-run organization and that Lakeside Plantation was fortunate to have him. Mr. Myers role was more than just amenities and recommended that he be designated as the Facility and Amenities Director, as all of their large infrastructure was almost complete, including the pergolas, which according to Pergolas of Florida, would be installed on March 31st. As the Facility and Amenities Director, Mr. Myers would perform the day-to-day maintenance.

Ms. Martin wholeheartedly agreed with Mr. LaVoy. Mr. Sabol recalled that the services they were receiving now, was so much better than the prior contractor and at a lower amount. The Board Members made the rules, but the Amenity Manager, would enforce them on behalf of the Board and felt that Mr. Myers was doing a wonderful job. Mr. Perry questioned how Mr. Myers felt about taking on additional responsibilities. Mr. Myers was amenable to it, as it was discussed when he first met with Mr. LaVoy, that once all of the big projects were taken care of, it would be his responsibility to obtain proposals and provide them to the Board, which he did not have a problem with. When he was in charge of the RV Resort, he handled all of the day-to-day operations, plus the amenities. Mr. Perry pointed out that Mr. Myers could lean on the District Engineer and residents for expertise. Mr. LaVoy would continue to work with Mr. Myers on a daily basis and proposed an increase in salary of 5% and one-time bonus of \$4,000, which was comparable with other like positions.

Mr. LaVoy MOVED to promote Mr. Harold Myers to Facility and Amenity Lifestyle Director with an increase in salary of 5% and a bonus of \$4,000 and Ms. Martin seconded the motion.

Mr. Perry felt that Mr. Myers was worth every penny, but salaries were a budgeted item and even though they were not in great shape, they could allocate funds from other items to pay Mr. Myers.

On VOICE VOTE with all in favor promoting Mr. Harold Myers to Facility and Amenity Lifestyle Director with an increase in salary of 5% and a bonus of \$4,000 was approved.

- b. Consideration of Proposals for Sidewalk Grinding**
 - i. John Williams - \$11,000**
 - ii. Alpha Foundations - \$27,209.41**
 - iii. Onyx Asphalt USA, Inc. - \$21,600**

Ms. Lansford presented proposals for sidewalk grinding from John Williams in the amount of \$11,000, Alpha Foundations (Alpha) in the amount of \$27,209.41 and Onyx Asphalt USA (Onyx) in the amount of \$21,600, which were included in the agenda package. Mr. LaVoy indicated that Alpha did the sidewalk grinding last year, when they hydraulically lifted them. At that time, many sidewalks were earmarked for the second year, which they were now in. They would be in the community on Tuesday to do some warranty repairs as part of their five year warranty. The remainder of the sidewalks were for simple grinding and some concrete replacement. Mr. Myers worked with John Williams and they replaced some concrete by the storage shed. They did a great job at a great price. Mr. LaVoy asked them to provide a price for 83 locations, which was \$11,000. He asked them do a test section, to evaluate his work, which was perfect and recommended approving the proposal from John Williams, as he was local, provided a great price and could be used on other projects.

Mr. LaVoy MOVED to approve the proposal from John Williams for the grinding of 83 sidewalk locations in the amount of \$11,000 and Ms. Martin seconded the motion.

Mr. Perry noted that according to the original database of all locations, there were 103 and questioned why John Williams only quoted 83 locations and if he was willing to grind, patch and replace the sidewalks for \$11,000. Mr. LaVoy indicated that John Williams would cut out and replace four sections of sidewalk. John Williams came up with 83 and Onyx came up with 90. There were 83 addresses, but many locations had two or three spots to grind.

On VOICE VOTE with all in favor the proposal from John Williams for the grinding of 83 sidewalk locations in the amount of \$11,000 was approved.

4. Supervisor LaVoy & Action Item List (Pool & Courts)

a. Consideration of Proposal from Aztec Plumbing & Drains to Install Underground Storm Drain - \$6,948

Ms. Lansford presented a proposal from Aztec Plumbing & Drains to install an underground storm drain in the amount of \$6,948. Mr. LaVoy recalled that this item was discussed last month and Mr. Perry had some questions about it, so they revised their proposal, which met what was requested for a 3-inch pipe, with a flowrate of 79 gallons per minute for drainage. They would work with their pool installer, in order to facilitate the work at the same time. It was a good proposal, which Mr. LaVoy recommended, as there were no issues.

Mr. LaVoy MOVED to approve the proposal from Aztec Plumbing & Drains to install underground storm drain in the amount of \$6,948 and Mr. Saul seconded the motion.

Mr. Perry pointed out if this was going to occur during the changeover in equipment, they should repair the existing drain lines, instead of running a brand-new drain line all the way over to a different catch basin. Mr. LaVoy indicated this was a better route, because of the gravity feed, as they were going down quite a bit of distance and was unaware if there was any broken pipe that was there for 20 years. If they were going to start with a brand-new pool, he would rather start with a brand-new drain for the price. At the last meeting, Mr. Perry suggested that he ask the District Engineer to take a look at it and therefore, was not in favor of this motion. Mr. Sabol asked if 3 inches was large enough. Mr. LaVoy confirmed that 3 inches would suffice.

On VOICE VOTE with Mr. Sabol, Ms. Martin, Mr. Saul and Mr. LaVoy in favor and Mr. Perry dissenting, the proposal from Aztec Plumbing & Drains to install underground storm drain in the amount of \$6,948 was approved. (Motion Passed 4-1)

b. Discussion of Proposal from Monster Pools for Pool Maintenance Services

Mr. LaVoy reported that Monster Pools, a division of Rock Star Pools, would be installing the pool equipment and it made sense for them to also service it. There were many issues with Howard's Pools, their current provider, due to their response time and preferred Monster Pools, as they maintained all of their equipment. However, he questioned the termination period with Howard's Pools. Mr. Perry questioned the price. Ms. Lansford confirmed that it was the exact same price as Howard's Pools, which was \$1,900. Mr. Perry was not sure that it was the same type of services, as Howard's Pools provided chlorine for \$1,900, but with the new equipment, they may not need to add chlorine. Mr. LaVoy confirmed that chlorine would be added onsite, but it would mostly be using salt. Mr. Perry pointed out that Monster Pools was located in Naples and asked if there were local service employees. Mr. LaVoy indicated they serviced from Tampa to Naples and had local employees. Ms. Sandy reviewed the contract and confirmed the termination was 30 days without cause. Mr. LaVoy asked if the contract would terminate the first of the month. Ms. Lansford pointed out that Howard's Pools would terminate 30 days after the letter goes out and they could contact Monster Pools with a start date. Mr. LaVoy figured Monster Pools could start on May 1st.

Mr. LaVoy MOVED to approve the proposal from Monster Pools for pool maintenance services with a start date of May 1, 2025 and Ms. Martin seconded the motion.

Mr. Perry abstained. Ms. Sandy advised if a Supervisor was present at a meeting, unless they had a conflict, they must vote on the motion.

On VOICE VOTE with Mr. Sabol, Ms. Martin, Mr. Saul and Mr. LaVoy in favor and Mr. Perry dissenting, the proposal from Monster Pools for pool maintenance services with a start date of May 1, 2025 was approved. (Motion Passed 4-1)

Mr. LaVoy MOVED to approve the termination of Howard Pools for pool maintenance services and Mr. Sabol seconded the motion.

On VOICE VOTE with Mr. Sabol, Ms. Martin, Mr. Saul and Mr. LaVoy in favor and Mr. Perry dissenting, the termination of Howard Pools was approved. (Motion Passed 4-1)

5. Supervisor Martin & Action Item List (Clubhouse & Facilities)

Ms. Martin had no further report.

6. Supervisor Perry & Action Items List (Streets)

Mr. Perry reported that the District Engineer was performing a survey of the roads and would eventually provide a report.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Ms. Lansford opened the general audience comments period. The following residents addressed the Board:

- Mr. Devon Poulos of 1255 Jonah Drive, reported a medical emergency occurred on the pickleball courts, which the tennis court players handled. He would like to nominate them through an award program provided by the American Red Cross. The pool service contract was for three times per week, including daily water chemistry and questioned what three days they were coming and who would take water temperature readings on the other four days. It made sense to have someone who was familiar with the equipment but was not impressed with Howard’s Pools. The contract also included a \$175 charge for extra services and suggested that this be looked at, within this 30-day period. He was not familiar with Monster Pools, but that did not mean they were not a good company. There was a great deal of growth in the preserve, coming into Jonah, that needed to be attacked.
- Ms. Louise White of 1596 Scarlett Avenue, requested that the overflow box next to her house, be looked at, because when all of the storms occurred and there was a tremendous amount of rain, it took two months for the water to drain out. If they built up soil, she questioned whether the water would overflow to her house. *Mr. Saul pointed out this was the reason why Mr. Rodriguez wanted the District*

Engineer to take a look at it. He would contact them and schedule a time in April to look at it.

- Ms. Donna Keller of 2395 Savannah Drive was thinking a great deal about last month's Board meeting and wanted to address the unprofessional behavior of Mr. Perry. He came to the Board with an agenda, which was to discredit Mr. LaVoy and was trying to get one of the vendors, who did a presentation, to say that Mr. LaVoy was doing something wrong. The vendor was made uncomfortable. Mr. Perry also discussed things from eight to ten years ago, which was unproductive and could not be changed. Mr. Perry needed to concentrate on the current agendas, how to keep the facilities operating at optimum performance and being a productive member of the Board. He was off to a bad start. If this was the way he intended to behave, Mr. Perry should resign, so that someone with a positive attitude, could work to make the development a better place to live.
- Ms. Aleksandra Ehrhart of 1718 Scarlett Avenue missed the part of the meeting about the water system by her house. Someone came yesterday and moved part of the dead bushes in front of it. Three years ago, she painted her house and fixed the landscaping, yet her house still looks unpresentable, because of the dead bushes. According to the person that she spoke to, the bushes were 18 years old and should be replaced. Removing part of the dead bushes or buying bushes from Home Depot, would not solve the appearance of her house and requested that the Board hire a landscaping company to remove the bushes and plant something nice. She did not understand why the Board changed pool companies, as the jacuzzi never worked.

There being no further comments, Ms. Lansford closed the general audience comments period.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager – Change May Board Meeting Date to May 13, 2025

Ms. Lansford reported that the next meeting was scheduled for April 16, 2025 at 6:00 p.m. and requested that the May meeting be moved to May 13, 2025, where the Proposed Budget would be presented.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor changing the May meeting to May 13, 2025 was approved.

C. Amenities Manager

1. Report

Mr. Myers presented the Amenity Management Report, which was included in the agenda package. He thanked the Board and residents for being supportive of him and his team. This was a great community and there were many fun events, which they would continue. From February 1st to February 26th, there was revenue of \$2,115, leaving a positive \$1,180. He was obtaining quotes to power wash and re-seal the pavers around the pool and porch area, which had not been done in years and were cracking. One vendor informed him that this happened when the pavers dry out. One quote was received and one was expected by the end of the week, which he would provide at the April meeting. Mr. Perry questioned the office policy for gate access for the traveling tennis leagues. Mr. Myers indicated when there was a tennis match, the gate was propped open at the side, so Mr. John Rice could monitor who was going in and out, but he spoke to the tennis team about having someone man the gate. However, there were some issues in the last couple of weeks, with the tennis team leaving it open after their match, which he handled. Mr. Perry pointed out that he was at the Clubhouse after 9:00 a.m. when the office was open and the gate was propped open. They spent a great deal of money fencing in the complex and for fobs for secure access and it was left wide open. After 9:00 a.m., the gate should be closed and residents should access it through the office. Mr. Myers confirmed that it was supposed to be closed and would work on it.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Regarding Ms. Keller's comments, Mr. Perry pointed out that the reason why she was not seeing any agenda items from him, was because for the last two months, the Chairman of the CDD Board, removed them from the agenda. He presented an Action Items List and reported on the following:

1. Complete Repairs on the Supply Panel behind the North Fountain: It was quoted last year, but was postponed by Mr. LaVoy. There was exposed wiring and a hole in the transformer, which was a danger to the CDD, if something were to happen, as it was a violation of code.

Mr. Perry MOVED to direct Mr. Myers to obtain two quotes for repairs to the electrical equipment at the front entrance. There being no second to the motion, the motion failed.

Mr. LaVoy reported that the electricians were onsite today, hooking all of the electrical for the spotlights and would provide quotes. Ms. Sandy asked if there was a safety issue. Mr. LaVoy confirmed that there was one, which was why it was being fixed. They were getting assessments and pricing. Ms. Sandy questioned whether something in the short term needed to happen. Mr. LaVoy indicated that some repairs were being made, while they were hooking up the electrical, but that was not the solution, as they needed to replace the complete box due to rust. Ms. Sandy recommended that the Board take any short-term measures that were needed in order to immediately address any safety concerns while they looked for a long-term solution.

2. Street Gutter Assessment by the District Engineer: Ongoing.
3. Sidewalk Repairs: Resolved this evening.
4. Moving not being done on Swale Section of Retention Pond 12: Would remain on the Action Items List until completed.
5. Soliciting Proposals from Aquatic Maintenance Companies: Mr. Sabol was tasked to do so, but the Board decided not to do anything for two or three years. Mr. Perry was questioning whether they were getting a good value from Solitude. Mr. Sabol pointed out that they only received one quote, when they solicited for proposals, but Mr. Perry could work with the District Manager.

Mr. Sabol felt that Mr. Perry was being absurd and agreed with Ms. Keller's comments, as he recalled Mr. Perry admitting that he was going to be a pain to the Board. Mr. Perry denied saying this. Mr. Perry would strike this item from the Action Items List.

6. Solitude Assessing Pond #14: This pond was bordered by Dixie Lane and Scarlett Avenue. It was a swamp, due to an outside source of water. Mr. Sabol confirmed that he did nothing about it.

7. Updated Quote for Shoreline Restoration: Completed.

Mr. Perry recalled at the February meeting that Mr. LaVoy was going to have a proposal from MK Construction for the monuments. The Board had not yet seen it, but the work was completed. Mr. LaVoy explained that they were paid by Best Sign Monuments. Mr. Perry asked if Mr. LaVoy had a proposal for Viking for the floodlights. Mr. LaVoy indicated it was based on a time and material basis. Mr. Perry received an email from the office with an advertisement from a third-party vendor and asked if the CDD should have an agreement with this vendor. Ms. Lansford requested a copy of the email. Mr. Perry requested that Board start thinking about capital projects for Fiscal Year 2026. Assessments were their number one source of revenue and through the end of February, 86% in assessments, were collected, but questioned why since Imagine School paid three payments with no penalty and have yet to pay. Ms. Lansford explained that it was the owners responsibility to pay their taxes. When they go out for tax deed sale, they would know who paid and had not paid. Many times, they received a final payment around August or collected more than they assessed, based on the interest when the lot was sold. The date of the auction by Sarasota County was in June but must verify this.

Mr. Perry reported on the expenditure side; the largest expense was the GMS management contract for the employees. Through February 28th, the District was \$43,000 over budget and was averaging about \$26,000 per month, which would put the District \$103,000 over budget, although he liked the new Business Plan. In addition, 82% of the maintenance budget was spent, as \$15,000 was budgeted and \$12,300 was spent, with only five months into the year and questioned why. Mr. Myers would find out. Mr. Perry felt that he needed to defend himself from Ms. Keller's comments, as Mr. LaVoy did everything he could to take away his voice, starting November after the election. Mr. Perry ran for his seat with the intention of representing the residents, not anyone else and not answering to Mr. LaVoy and apologized if Ms. Keller did not think he was doing that, but hoped she understood the animosity between him and Mr. LaVoy. Ms. Keller hoped that Mr. Perry worked with Mr. LaVoy as a team and be professional about it, but he was not doing so. Mr. Perry pointed out that Ms. Keller's definition of a professional was different than his.

TENTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Martin

Ms. Martin submitted his resignation effective immediately and noted that it was not only an honor, but a pleasure to serve on the Board. The Board had done a tremendous job and would love to stay for the remainder of her term, but she was moving up north to be with her family. She hoped whoever filled her term was as happy serving this community as she had been. Ms. Lansford noted it was a pleasure working with Ms. Martin.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the resignation of Supervisor Martin effective immediately was accepted.

B. Review of Resumes/Letters of Interest to Fill Seat #1

Ms. Lansford received resumes from Mr. Devon Poulos and Mr. Glenn Raymond. There was no requirement for the Board to fill the vacancy, which would remain open until the 2026 election.

1. Devon Poulos

Mr. Devon Poulos grew up in the area and worked for the City of North Port in the Parks and Recreation Department. Talking from residents to Board Members, was slightly different than Board Members talking to each other, which was lost in today's world. It was okay to agree to disagree and move on to get the common cause. His goal of coming to these meetings, was due to assessments increasing when he first moved here and increasing 100%, in the second year, which shocked him. He was younger than most people in this room but looked forward to some of the same things as the Board Members, serving the Board, listening to what the people were saying and just trying to bring some common sense back to some decision making. He was a jack of all trade and was graduating in May with an MBA, with a concentration in public administration, which would fill the free time that he had not had. Mr. Perry questioned what he would bring to the Board. Mr. Poulos managed over \$3.5 million worth of expenses in his job, managing 35 people and bringing in revenues of \$4 million. Pool maintenance was one the items on his agenda and listening to the City. It was important for the Board to look unified, which was not happening right now. The bickering back and forth, police standing in the back of the room and yelling back and forth at people, was not what the Board was here for. He was the HOA President and when something like this happened at the January meeting, he shut the Board

Meeting down in February. They were meeting tomorrow, but if they could not hold a decorum, he would walk out of the meeting.

Mr. LaVoy asked if he would remain on the HOA Board. Mr. Poulos indicated that he planned to serve on the HOA Board, unless there was a rule against it. Regarding the budget, maintaining the rates were smart and if assessments were increased, they needed to inform residents why. Mr. LaVoy pointed out that Mr. Poulos' neighborhood had the nicest grass. Ms. Sandy confirmed that there was no per se conflict in Mr. Poulos serving on the HOA and CDD Boards but he needed to continue to monitor if any conflicting interests between the CDD and HOA were too arise. Mr. Saul felt that Mr. Poulos did a good job in his HOA Board seat, but voiced concern that there may be only three HOA Board Members, as one resident's home was for sale and Mr. Poulos taking this position, as he did not want the HOA to be taken over by the State, because of the lack of Board Members. If Mr. Poulos was elected to this Board, his intention was to step down, if someone wanted to serve on the HOA Board, but if there were only three Board Members, he would remain until there were other people.

2. Glenn Raymond

Mr. Glenn Raymond was impressed with Mr. Poulos' qualifications. He did not have any history with CDDs or HOAs but was on a CDD Board in Punta Gorda. However, he was a team player, attended most of the CDDs, was active in the development and would work hard being a viable team member. Mr. LaVoy questioned his past career. Mr. Raymond spent 21 years teaching surgical procedures and in the second half of his career, he was in charge of sales for a high end, large residential remodeling and cabinet company. He was familiar with contracts and contractors and was a strong negotiator with contractors. Currently, he worked for Publix to keep active and social. Ms. Lansford reiterated that the Board did not have to appoint anyone to the seat tonight and it could be placed on the April agenda or the Board could make a decision tonight. Mr. LaVoy wanted to review the resumes and think about it for 30 days. There was Board consensus to place this item on the April agenda.

C. Oath of Office to Newly Appointed Supervisor

D. Consideration of Resolution 2025-05 Election of Officers

These items were tabled to the next meeting.

March 19, 2025

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Lakeside Plantation CDD

ELEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is April 16, 2025 at 6:00 p.m. at Lakeside
Plantation Clubhouse**

This item was discussed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the meeting was adjourned at 7:37 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VI

Subsection B - 1

Lakeside Plantation Community Development District

Summary of Invoices March 1, 2025 to March 31, 2025

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i><u>General Fund</u></i>		
3/13/25	3714-3725	\$ 29,026.11
3/24/25	3726-3731	\$ 7,471.68
3/26/25	3732-3738	\$ 4,592.00
		\$ 41,089.79
<i><u>Capital Reserve Fund</u></i>		
3/13/25	168-169	\$ 23,550.46
3/24/25	170	\$ 5,500.00
3/26/25	171-172	\$ 51,698.50
		\$ 80,748.96
<i><u>Automatic Drafts</u></i>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 760.29
	2200 Plantation Blvd - Fountain	\$ 116.28
	2200 Plantation Blvd - Pool	\$ 1,746.69
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 192.55
	2200 Plantation Blvd - Fountain	\$ 30.51
	2200 Plantation Blvd - Pool	\$ 190.64
	2200 Plantation Blvd - Garbage Collection	\$ 258.45
Comcast	2200 Plantation Blvd - Clubhouse	\$ 173.40
Everon	2200 Plantation Blvd - Clubhouse	\$ 501.30
Marlin Business Bank	Copier Contract Payment	\$ 104.86
Everon	Invoices Due-Fob System & Trip Charges	\$ 14,409.08
Everon	Invoices Due-Trip Charges	\$ 332.40
		\$ 18,484.05
Total		\$ 59,574

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/25	00298	9/05/24	45994	202503	330-53800-48102		LIGHTING MAINTENANCE	V	182.00-		
		10/02/24	48215	202503	330-53800-48102		ELECTRIC MAINT POOL AREA	V	167.00-		
		10/02/24	48215	202503	320-53800-47000		OVERPAY CHECK #3606	V	50.00		
SERGEANT'S ELECTRIC										299.00-	003611
3/13/25	00461	2/27/25	14311	202502	330-53800-48102		MOVE FITNESS EQUIPMENT	*	1,299.99		
BANDIT FITNESS EQUIPMENT										1,299.99	003714
3/13/25	00014	2/28/25	02282025	202502	330-53800-48101		WATER FEB25	*	107.50		
CULLIGAN OF NOKOMIS										107.50	003715
3/13/25	00439	3/06/25	34213	202503	330-53800-48700		PREVENTATIVE MAINT. MAR25	*	165.00		
FITREV										165.00	003716
3/13/25	00417	3/01/25	25	202503	310-51300-34000		MANAGEMENT FEES- MAR 25	*	4,541.67		
		3/01/25	25	202503	310-51300-35200		WEBSITE ADMIN - MAR 25	*	74.17		
		3/01/25	25	202503	310-51300-35100		INFO TECH - MAR 25	*	115.92		
		3/01/25	25	202503	310-51300-31300		DISSEM AGENT - MAR 25	*	83.33		
		3/01/25	25	202503	310-51300-42500		PRINTING	*	48.45		
		3/01/25	25	202503	310-51300-42000		POSTAGE	*	139.55		
GOVERNMENTAL MANAGEMENT SERVICES										5,003.09	003717
3/13/25	00258	3/03/25	27014	202503	310-51300-32200		AUDIT FYE 09/30/2024	*	1,700.00		
GRAU AND ASSOCIATES										1,700.00	003718
3/13/25	00061	1/30/25	M1192458	202501	330-53800-51000		POOL IMPELLAR REPLACEMENT	*	365.63		
HOWARD'S POOL WORLD, INC.										365.63	003719
3/13/25	00371	11/25/24	3484700	202410	310-51300-31500		GENERAL COUNSEL OCT24	*	4,391.32		
		2/28/25	3527970	202501	310-51300-31500		GENERAL COUNSEL JAN25	*	1,264.50		
KUTAK ROCK LLP										5,655.82	003720
LKSD LAKESIDE PLANT HHENRY											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/25	00388	3/04/25	320065	202503	320	53800	46400		LANDSCAPE MAINT MAR25	*	12,836.08		
									LANDSCAPE MAINTENANCE PROFESSIONALS			12,836.08	003721
3/13/25	00298	9/05/24	45994	202410	330	53800	48102		REPLACE TIMER FOR FAN	*	182.00		
		9/17/24	47588	202410	330	53800	48102		REPLACE LIGHT BULBS	*	202.00		
		10/02/24	48215	202410	330	53800	48102		INSTALL NEW GCFI	*	167.00		
		10/14/24	48323	202410	330	53800	48102		DIAGNOIS ON POST LIGHTS	*	232.00		
									SERGEANT'S ELECTRIC			783.00	003722
3/13/25	00272	3/01/25	PSI14745	202503	320	53800	46000		LAKE MAINTENANCE MAR25	*	1,299.00		
									SOLITUDE LAKE MANAGEMENT LLC			1,299.00	003723
3/13/25	00431	3/01/25	47444	202503	310	51300	35200		COMMUNITYXS EMAIL MAR25	*	110.00		
									VENTURESIN INC			110.00	003724
3/13/25	00462	1/21/25	100	202501	320	53800	47200		REPAIR BROKEN SIDEWALK	*	400.00		
									WILLIAMS CONCRETE INC			400.00	003725
3/24/25	00462	1/21/25	100	202501	320	53800	47200		REPAIR BROKEN SIDEWALK	V	400.00-		
									WILLIAMS CONCRETE INC			400.00-	003725
3/24/25	00463	3/15/25	1240	202503	320	53800	46500		TREE REMOVAL	*	2,150.00		
									AUSTIN GETZ DBA GETZ OUTDOOR			2,150.00	003726
3/24/25	00061	3/19/25	M1227937	202503	330	53800	51100		POOL SERVICE MAR25	*	1,900.00		
									HOWARD'S POOL WORLD, INC.			1,900.00	003727
3/24/25	00388	3/18/25	321945	202503	320	53800	46700		IRRIGATION REPAIR MAR25	*	2,422.78		
		3/18/25	321946	202503	320	53800	46700		IRRIGATION REPAIR MAR25	*	408.90		
									LANDSCAPE MAINTENANCE PROFESSIONALS			2,831.68	003728
3/24/25	00362	3/20/25	I62537	202503	330	53800	51000		MAINTENANCE MAR25	*	165.00		
									SYMBIONT SERVICES CORP			165.00	003729

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/24/25	00253	3/18/25	03182025	202503	300	20700	10100		REFUND ON FOB DEPOSIT THERESA QUINLAN	*	25.00	25.00	003730
3/24/25	00462	1/21/25	100	202501	320	53800	47200		SIDEWALK REPAIR WILLIAMS CONCRETE INC	*	400.00	400.00	003731
3/26/25	00200	3/19/25	03192025	202503	310	51300	11000		BOS MEETING 3/19/25 ALAN SABOL	*	200.00	200.00	003732
3/26/25	00453	3/19/25	03192025	202503	310	51300	11000		BOS MEETING 3/19/25 KENNETH SAUL	*	200.00	200.00	003733
3/26/25	00371	3/24/25	3540026	202502	310	51300	31500		GENERAL COUNSEL FEB25 KUTAK ROCK LLP	*	3,192.00	3,192.00	003734
3/26/25	00348	3/19/25	03192025	202503	310	51300	11000		BOS MEETING 3/19/25 MARY MARTIN	*	200.00	200.00	003735
3/26/25	00401	3/19/25	03192025	202503	310	51300	11000		BOS MEETING 3/19/25 PATRICK LAVOY	*	200.00	200.00	003736
3/26/25	00438	3/24/25	03242025	202503	330	53800	48000		MUSIC FOR EVENT 4/4 ROB ROLLERI	*	400.00	400.00	003737
3/26/25	00326	3/19/25	03192025	202503	310	51300	11000		BOS MEETING 3/19/25 RONALD PERRY	*	200.00	200.00	003738
TOTAL FOR BANK A											41,089.79		
TOTAL FOR REGISTER											41,089.79		



56

sent to Hannah

1990 S. Belcher Road
Largo Florida 33771
(727) 573-5500
service@banditfitness.com

Invoice

Invoice # 14311
02/27/2025

Accounts Payable
Lakeside Plantation CDD *MP
2800 Plantation Blvd
North Port, FL 34289

001-330-53800-48102
Clubhouse- Maintenance

WORK COMPLETED:

Move of equipment per client request.

** Bandit Fitness cannot be held liable for any ADA violations from moving of equipment from its current location

*** informed client running extension cords from units to wall receptacles could cause liability that Bandit could not run those cords due to that fact.

Job marked Completed on 02/27/2025 -

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Move Equipment	1	\$1,299.99	\$1,299.99
<i>Move Fitness Equipment</i>			
			SUBTOTAL: \$1,299.99
			Sales Tax: \$0.00
			TOTAL: \$1,299.99
			PAID: \$0.00
BALANCE DUE:			\$1,299.99

~~330 53800 48102~~

The technician has carried out the above work to my satisfaction.

.....
Customer Signature

How to Pay

Invoice #14311
\$1,299.99 due by 27th February 2025

We accept payment by: Check, Card or Cash

Online payment Visit this link to pay your invoice online: <https://sm8.link/acv3s2z>

Shop Online & In-Store! Residential & Commercial, Sales & Service. Thank you for your business and train hard!

Culligan Water Conditioning
PO BOX 61648
Fort Myers, FL 33906
941-485-7526

Invoice #1251139

Vendor #

02/28/2025 13:21:47
Driver Route
JARED PARMER 41120

Sold To:
1017805:LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total
5 GAL DRINKING WATER			
2413	13	\$7.75	\$100.75
DELIVERY FEE			
4201	1	\$6.75	\$6.75
Subtotal			\$107.50
Tax			\$0.00
Invoice Total			\$107.50
Previous Balance			\$0.00
Payments: None			
Net Due			\$107.50

Next Delivery: 03/28/2025

Thank you for your business
Visit www.culligansarasota.com
to make payments.
If paying by check, please
write Acct Num on the check

*Clubhouse Drinking Water
330.53800 48101*

Water Feb25



7823 N Dale Mabry Hwy., STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

Date	Invoice #
3/6/2025	34213

Bill To
Governmental Management Services 4530 Eagle Falls Pl Tampa, FL 33619 Hannah Henry (813) 344-4844 ext 109

Ship To
Lakeside Plantation Harold Myers 2200 Plantation Blvd North Port, FL 34289

001-330-53800-48102

S.O. No.	P.O. No.	Terms	Rep
34246		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				165.00	165.00
	0013305380048700 Preventative Maint. Mar25					

				Subtotal	\$165.00
				Sales Tax (7.0%)	\$0.00
				Total	\$165.00
				Payments/Credits	\$0.00
				Balance Due	\$165.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Governmental Management Services- Tampa, LLC

Invoice

1001 Bradford Way
TN 37763

Date	Invoice #
3/1/2025	25

Bill To
Lakeside Plantation CDD C/O GMS- Tampa, LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/1/2025			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- March 25			4,541.67	4,541.67
	Website Maintenanc...	Website Maintenance- March 25			74.17	74.17
	Information Techno...	Information Tech- March 25			115.92	115.92
	Dissemination Agent	Dissemination Agent- March 25			83.33	83.33
	Printing	Printing			48.45	48.45
	Reimbursed Expense	Postage			139.55	139.55
		0013105130034000				
		0013105130035200				
		0013105130035100				
		0013105130031300				
		0013105130042500				
		0013105130042000				
					Total	\$5,003.09

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619*

Invoice No. 27014
Date 03/03/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,700.00</u>
Current Amount Due	\$ <u><u>1,700.00</u></u>

0013105130032200

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,700.00	0.00	0.00	0.00	0.00	1,700.00

Payment due upon receipt.

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
FAX: (941) 766-1108

Mailing Address
P.O. Box 739097
Dallas, TX 75373-9097



Bill To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Invoice

Date

1/30/2025

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1192458	NET 10	2/9/2025	DAVID
Quantity	Description	Serviced	Amount	
1	DIFFUSER O-RING	1/30/2025	5.16	
1	STA-RITE 1 HP IMPELLER	1/30/2025	149.43	
1	SERVICE CALL	1/30/2025	150.00	
1	PUMP SEAL	1/30/2025	27.56	
1	SEAL PLATE O-RING	1/30/2025	33.48	
<p><i>Pool Impeller Replacement</i></p> <p>001-330-53800-51000</p>				
			Total	\$365.63
			Payments/Credits	\$0.00
			Total Account Balance	\$1,853.95

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS www.howardspoolworld.com

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

November 25, 2024

0013105130031500

General Counsel OCT24

Jordan Lansford

Lakeside Plantation CDD

4530 Eagle Falls Place

Tampa, FL 33619

Invoice No. 3484700

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

10/01/24	S. Sandy	0.80	252.00	Prepare demand letter to Powell
10/01/24	D. Wilbourn	0.40	70.00	Finalize demand letter for transmittal
10/02/24	S. Sandy	0.40	126.00	Prepare cease and desist letter regarding pet waste disposal
10/02/24	D. Wilbourn	0.60	105.00	Prepare cease and desist letter
10/09/24	S. Sandy	0.10	31.50	Review letter from DEO requesting update on the audit status
10/10/24	D. Wilbourn	0.20	35.00	Communications with district manager regarding status of audit
10/11/24	S. Sandy	0.20	63.00	Confer regarding the FY 2022-2023 audit filing
10/14/24	S. Sandy	0.40	126.00	Review FY 2022-2023 audit
10/15/24	S. Sandy	0.70	220.50	Review draft minutes; prepare resolution setting public hearing on amenity rental rates; conduct follow-up regarding demand letter
10/15/24	D. Wilbourn	1.50	262.50	Prepare resolution resetting amended rules hearing; prepare amenity suspension letter
10/16/24	S. Sandy	0.60	189.00	Prepare letter regarding amenity suspension hearing; confer with Lavoy regarding street parking
10/16/24	D. Wilbourn	1.00	175.00	Prepare and coordinate transmittal of

KUTAK ROCK LLP

Lakeside Plantation CDD
 November 25, 2024
 Client Matter No. 12323-1
 Invoice No. 3484700
 Page 2

10/21/24	H. Hurley	1.00	175.00	suspension hearing letter Prepare memorandum regarding parking ordinances
10/21/24	S. Sandy	0.50	157.50	Conduct research regarding street parking; confer with Lavoy regarding same
10/22/24	H. Hurley	0.60	105.00	Prepare memorandum regarding parking ordinances
10/22/24	S. Sandy	1.10	346.50	Confer regarding City parking ordinance
10/23/24	S. Sandy	4.00	1,260.00	Conduct research and prepare memorandum regarding revised parking ordinance; confer with Lavoy regarding same; prepare for and attend board meeting; conduct follow-up regarding same
10/24/24	S. Sandy	1.00	315.00	Confer with Commander Guzman regarding parking violations; conduct follow-up regarding same
10/24/24	D. Wilbourn	1.00	175.00	Prepare agreement for fountain demolition; prepare lease agreement
10/31/24	S. Sandy	0.30	94.50	Confer regarding new Supervisor notebooks
10/31/24	D. Wilbourn	0.20	35.00	Disseminate MK Construction agreement
TOTAL HOURS		16.60		
TOTAL FOR SERVICES RENDERED				\$4,319.00
DISBURSEMENTS				
Freight and Postage			72.32	
TOTAL DISBURSEMENTS				<u>72.32</u>
TOTAL CURRENT AMOUNT DUE				<u>\$4,391.32</u>

KUTAK ROCK LLP

Lakeside Plantation CDD

November 25, 2024

Client Matter No. 12323-1

Invoice No. 3484700

Page 3

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500
General Counsel JAN25Jordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619Invoice No. 3527970
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

12/20/24	S. Sandy	0.40	126.00	Confer with Lavoy regarding Symbiont and Supervisor qualifications
01/02/25	S. Sandy	0.20	66.00	Confer with Ferguson regarding revised amenity policies
01/08/25	S. Sandy	0.50	165.00	Review draft agenda and minutes
01/11/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/15/25	S. Sandy	2.20	726.00	Prepare for and attend board meeting; conduct follow-up regarding same
01/21/25	S. Sandy	0.20	66.00	Conduct meeting follow-up
TOTAL HOURS		3.80		

KUTAK ROCK LLP

Lakeside Plantation CDD
February 28, 2025
Client Matter No. 12323-1
Invoice No. 3527970
Page 2

TOTAL FOR SERVICES RENDERED	\$1,264.50
TOTAL CURRENT AMOUNT DUE	\$1,264.50
UNPAID INVOICES:	
November 25, 2024 Invoice No. 3484700	4,391.32
TOTAL DUE	<u>\$5,655.82</u>



Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891

Invoice 320065

Bill To
Lakeside Plantation CDD (Inc. Add. #1) c/o Governmental Management Services 4530 Eagles Fall Pl Tampa, FL 33619

Date	Due Date
03/04/25	4/3/2025
Account Owner	PO#
Sergio Rojas	

Item	Amount
#308908 - Lakeside Plantation CDD (Inc. Add #1)- Landscape Maintenance Agreement -2024 Lakeland March 2025	\$12,836.08

0013205380046400
 landscape maint mar25

Grand Total **\$12,836.08**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$25,809.16	\$12,836.08	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
 (877) 567-7761



ELECTRIC

CUSTOMER INVOICE

LIC # EC13008043

1075 Innovation Ave., Unit 111
North Port, FL 34289

941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

Date 10/14/24 Technician Robbie
Phone _____ Email _____
City North Port State FL Zip 34289

001-330-53800-48102

DEVICES

WAS THE WORK DONE?
YES NO

LEVEL 1 DEVICE = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE	\$61.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 DEVICE = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5' , DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT	\$121.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = TANDEM & DP STD 15-60A BREAKER, SP 15-20A AFCI/GCFI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPENCY SENSOR SWITCH	\$187.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 60A DISCONNECT, DIRECT BURIAL SPLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-4FT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, SINGLE CIRCUIT ANALYSIS HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR	\$232.00 x Qty	= \$ 232	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 DEVICE = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 60A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GCFI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, 4FT-4 LAMP LED RETROFIT	\$299.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 DEVICE = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 6,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY	\$387.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 DEVICE = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING	\$492.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 DEVICE = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET	\$593.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 9 DEVICE = 50A 240V WITHOUT GFCI, 15-30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET	\$827.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 10 DEVICE = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER	\$1,186.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

<u>Install 3 phase surge protector</u>	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$ 1,784	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # _____
CREDIT CARD # _____ EXP / AUTH # _____
AMOUNT \$ 232.00

TOTAL INVESTMENT \$ 232.00

NOTES Today I performed diagnosis on past lights not working. I found one past had burnt connection in junction box. Remade connection, however, all lights are getting power. PD1bs need replaced w/ proper bulbs

TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ 232.00

DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE Due \$ 232.00

I hereby authorize you to proceed with the above work at the quoted price of \$ _____
Authorization _____
All work has been performed to my satisfaction _____

All permits are non-refundable.
3 year warranty all parts and labor.



CUSTOMER INVOICE

45994 HW LIC # EC13008043 1075 Innovation Ave., Unit 111 North Port, FL 34289 941.373.5658 SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation CDD Date 9.5.24 Technician Nick Z + Dylan Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

001-330-53800-48102

WAS THE WORK DONE? YES NO

Table with 10 rows of device descriptions, prices, and checkboxes for work completion. Includes items like Level 1 Device (Lamps, switches), Level 2 Device (Switches, detectors), Level 3 Device (Breakers, photo cell), Level 4 Device (Disconnect, heater, wiring), Level 5 Device (Wiring, heater, breaker), Level 6 Device (Breaker, wiring, surge protector), Level 7 Device (Breaker, wiring, surge protector, timer), Level 8 Device (Circuit, breaker, generator inlet), Level 9 Device (Circuit, generator inlet), Level 10 Device (Breaker).

ADDITIONAL INSTALLATIONS

Table for additional installations with columns for price, quantity, and checkboxes.

FUSE PANEL YES [] NO [X] PANEL MFG AGE

PAID CASH [] CHECK [] # CREDIT CARD [] #

EXP / AUTH # AMOUNT \$ 182

TOTAL INVESTMENT \$ 724 Credit on file -\$542 TOTAL FROM "NOTES" FORM \$ 0 TOTAL \$ 182

NOTES Today Dylan and I replaced the mechanical timer for the ceiling fans on the front patio, and performed a circuit analysis on the front neighborhood lighting. Did not find anything malfunctioning, but did find 4 unnecessary photocells on the 4 neighborhood lighting circuits. Bypassed these photocells so that only the contactor photocell controls all 4 neighborhood lighting circuits. Tested + works well.

DEPOSIT \$ 0 PAID TODAY \$ 0 BALANCE \$ 182

I hereby authorize you to proceed with the above work at the quoted price of \$ 724 Authorization [Signature] All work has been performed to my satisfaction [Signature]

All permits are non-refundable. 3 year warranty all parts and labor.



ELECTRIC

CUSTOMER INVOICE

HOME OWNER INFORMATION

Name Lakeside Plantation CDD
Address 2200 Plantation Blvd

Date 9/17/24 Technician Nick Zimm
Phone _____ Email _____
City North Port State FL Zip 34289

DEVICES 001-330-53800-48102

WAS THE WORK DONE?
YES NO

LEVEL 1 DEVICE = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE \$61.00 x Qty = \$ YES NO

LEVEL 2 DEVICE = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5', DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT \$121.00 x Qty = \$ YES NO

LEVEL 3 DEVICE = TANDEM & DP STD 15-60A BREAKER, SP 15-20A AFCI/GCFI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPENCY SENSOR SWITCH \$187.00 x Qty = \$ YES NO

LEVEL 4 DEVICE = 60A DISCONNECT, DIRECT BURIAL SPLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-4FT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, SINGLE CIRCUIT ANALYSIS, HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR \$232.00 x Qty = \$ YES NO

LEVEL 5 DEVICE = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 60A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GCFI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, 4FT-4 LAMP LED RETROFIT \$299.00 x Qty = \$ YES NO

LEVEL 6 DEVICE = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 6,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY \$387.00 x Qty = \$ YES NO

LEVEL 7 DEVICE = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING \$492.00 x Qty = \$ YES NO

LEVEL 8 DEVICE = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET \$593.00 x Qty = \$ YES NO

LEVEL 9 DEVICE = 50A 240V WITHOUT GFCI, 15-30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET \$827.00 x Qty = \$ YES NO

LEVEL 10 DEVICE = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER \$1,186.00 x Qty = \$ YES NO

ADDITIONAL INSTALLATIONS

Replace 3x CS light bulbs 14" posts \$ x Qty = \$ 202 YES NO
\$ x Qty = \$ _____ YES NO
\$ x Qty = \$ _____ YES NO
\$ x Qty = \$ _____ YES NO
\$ x Qty = \$ _____ YES NO

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # _____
CREDIT CARD # _____

EXP 1 AUTH # _____
AMOUNT \$ _____

TOTAL INVESTMENT \$ 202

TOTAL FROM "NOTES" FORM \$ 0
TOTAL \$ 202

NOTES Today I replaced 3 bad bulbs in street lights between both ends of Jonah Drive on Plantation Blvd with new customer supplied bulbs. These were tested and work well. One fixture does not work and requires a new fixture and bulb.

DEPOSIT \$ 0
PAID TODAY \$ 0
BALANCE \$ 202

I hereby authorize you to proceed with the above work at the quoted price of \$ 202

Authorization _____

All work has been performed to my satisfaction _____

All permits are non-refundable.
3 year warranty all parts and labor.



CUSTOMER INVOICE

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

E-MAIL
DATE 10/3/24

Date 10.2.24 Technician Christian
Phone (941)423-5500 Email manager@lakesideplantation.com
City North Port State FL Zip 34289

DEVICES 001-330-53800-48102 WAS THE WORK DONE?
YES NO

LEVEL 1 DEVICE = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE	\$61.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 DEVICE = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5', DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT	\$121.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = TANDEM & DP STD 15-60A BREAKER, SP 15-20A AFCI/GFCI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPENCY SENSOR SWITCH	\$187.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 60A DISCONNECT, DIRECT BURIAL SPLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-4FT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, SINGLE CIRCUIT ANALYSIS, HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR	\$232.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 DEVICE = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 60A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GFCI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, 4FT-4 LAMP LED RETROFIT	\$299.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 DEVICE = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 6,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY	\$387.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 DEVICE = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING	\$492.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 DEVICE = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET	\$593.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 9 DEVICE = 50A 240V WITHOUT GFCI, 15-30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET	\$827.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 10 DEVICE = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER	\$1,186.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

<u>Install new GFCI + Cover + re-attach box</u>	\$187 x Qty 1	= \$ 187	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	\$ x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$ x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$ x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$ x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # 003604
CREDIT CARD # red 10/14 Bate EXP / AUTH #
Payment AMOUNT \$ 20.00

TOTAL INVESTMENT \$ 187
TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ 187

NOTES Today, I installed a new GFCI + in-use cover + reattached box behind pool area.

DEPOSIT PAID TODAY \$ _____
BALANCE \$ 707

I hereby authorize you to proceed with the above work at the quoted price of \$ _____
Authorization x H Myers
All work has been performed to my satisfaction x H Myers



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI147455
 Invoice Date: 3/1/2025

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship Via
 Ship Date 3/1/2025
 Due Date 3/31/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 3/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2025 - 3/31/2025 Site 15 Littoral/Wetland Site 16 Littoral/Wetland Site 18 Littoral/Wetland Site 19 Littoral/Wetland Lakeside Plantation Cdd LAKE ALL		1	1	1,299.00	1,299.00

0013205380046000
 lake maintenance mar25

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,299.00

Subtotal: 1,299.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,299.00

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
3/1/2025	47444

Bill To:

Lakeside Plantation CDD
C/O GMS-Tampa FL, LLC
4530 Eagle Falls Place
Tampa, FL 33619

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
3/1/2025		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	40.00	40.00
Microsoft 365 Business Professional	2	35.00	70.00
0013105130035200 CommunityXS email mar25			

Subtotal	\$110.00
Sales Tax (0.0%)	\$0.00
Total	\$110.00
Payments/Credits	\$0.00
Balance Due	\$110.00

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

Check Request

District	LaVeside Plantation	Date	1-21-25
Payable to	John Williams	Account Number	
Amount Requested	\$400-		
Requested By	Harold Myers		
Description of Need	Replace a slab of broken concrete by shop on sidewalk. Very Dangerous - Pat Lavoie Approved		
Approved By	Clay	Signature	Harold Myers
Received By		Signature	



INVOICE



John Williams
PO Box 510532
Punta Gorda, FL 33951
941 815-1689

BILL TO

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

INVOICE # 100
INVOICE DATE 01/21/2025
DUE DATE 02/05/2025

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Tear out and replace broken sidewalk	400.00	400.00
		TOTAL	\$400.00

Repair broken sidewalk
by shop area - approved
to repair by Pat.

320 53800 47200

Thank you

TERMS & CONDITIONS

Payment is due within 15 days

Powered by [two to make](#)

INVOICE

Getz Outdoor Services
 22460 Cherokee Rose Pl
 Land O Lakes, FL 34639

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
 Getzoutdoorservices.com

**Bill to**

Lakeside Plantation

Invoice details

Invoice no.: 1240

0013205380046500

Invoice date: 03/15/2025

Due date: 04/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Tree removal/stump/root grinded	Clubhouse oak removed + grinded stump and root + 1329 Jonah 2 pines cut down to 2' as requested by homeowner	1	\$2,150.00	\$2,150.00

Total

\$2,150.00

Ways to pay

[View and pay](#)

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 FAX: (941) 766-1108

Mailing Address
 P.O. Box 739097
 Dallas, TX 75373-9097

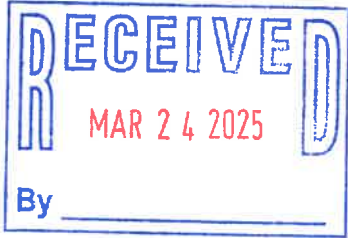
Bill To

LAKESIDE PLANTATION
 Governmental Management Services
 4530 Eagle Falls Pl
 Tampa, FL 33619

Invoice

Date

3/19/2025

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH DORCE FL 34288	M1227937	NET 10	3/29/2025	DAVID
Quantity	Description	Serviced	Amount	
1	MARCH 2025 MONTHLY POOL SERVICE	3/19/2025	1,900.00	
				
0013305380051100 Pool service mar25				
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$1,853.95

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

Invoice 321945

Bill To
Lakeside Plantation CDD (Inc. Add. #1) c/o Governmental Management Services 4530 Eagles Fall Pl Tampa, FL 33619

Date	Due Date
03/18/25	4/17/2025
Account Owner	PO#
Sergio Rojas	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$2,422.78

#330624 - Irrigation modifications

Irrigation modifications and installation at the entrance of the community.

Lateral Components - 03/17/2025

Irrigation Tech Labor	26.00HR	\$65.00	\$1,690.00
Misc Irrigation Parts	1.00EA	\$732.78	\$732.78

0013205380046700
Irrigation repair mar25

Grand Total \$2,422.78

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,968.68	\$25,672.16	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

Invoice 321946

Bill To
Lakeside Plantation CDD (Inc. Add. #1) c/o Governmental Management Services 4530 Eagles Fall Pl Tampa, FL 33619

Date	Due Date
03/18/25	4/17/2025
Account Owner	PO#
Sergio Rojas	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$408.90

#330629 - Mainline Repair

Repair 21/2inch mainline on the middle island near clubhouse.

Lateral Components - 03/17/2025

Irrigation Tech Labor	4.00HR	\$65.00	\$260.00
Misc Irrigation Parts	1.00EA	\$148.90	\$148.90

0013205380046700
Irrigation repair mar25

Grand Total \$408.90

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,968.68	\$25,672.16	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

Ship to
Lakeside Plantation
 2200 Plantation Blvd.
 North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 76522

Transaction Date: 3/20/2025

Terms: Net

Invoice #: i62537

0013305380051000
Maintenance mar25

Assigned Tech: Logan F.

Item	Description	Price	Amount	Equipment
Notes	Unit 1 Model: PHO90ARGSWHM Serial: 210601842 Problem: Customer states units weren't operating yesterday and now working today. They stated "source flow fault error" Diagnosis: Upon arrival I inspected heaters and found no active error codes on any units. Pool rises:5 degrees, source drops:9 degrees, pressures on unit 1:143/357. 12psi on source pump. Went to back door menu and looked at past fault codes. Found NO "source flow faults" have ever been active on the heaters. All heaters on and properly operating to manufacturer's specs at this time. This was likely due to pool filtration issue that the pool company took care of this morning. Spoke with Frank.	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$120.00	\$120.00	
DIAG FEE	Diagnostic Fee (No PM)	\$45.00	\$45.00	

You could have saved \$4.50

Subtotal: \$165.00
 Total: \$165.00
 Payments: \$0.00
 Balance Due: \$165.00

Date	Auth #	Method
------	--------	--------

Check Request

District	Lakeside Plantation cdt	Date	3/18/25
Payable to	Theresa Quinnlan		
Amount Requested	25.06	Account Number	
Requested By	Abel Myers		
Description of Need	Refund on 50k Deposit		
Approved By	[Signature]	Signature	[Signature]
Received By		Signature	

Send to:

2500 George Dauphine Ave.
 Halifax, Nova Scotia Canada
 B3L 3S6



Check Request

District	LaVeside Plantation	Date	1-21-25
Payable to	John Williams	Account Number	
Amount Requested	\$400-		
Requested By	Harold Myers		
Description of Need	Replace a slab of broken concrete by shop on sidewalk. Very Dangerous - Pat Lavoie Approved		
Approved By	Harold Myers	Signature	Harold Myers
Received By	Harold Myers	Signature	Harold Myers



INVOICE



John Williams
PO Box 510532
Punta Gorda, FL 33951
941 815-1689

BILL TO

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

INVOICE # 100
INVOICE DATE 01/21/2025
DUE DATE 02/05/2025

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Tear out and replace broken sidewalk	400.00	400.00
		TOTAL	\$400.00

3/13/25
#3725

Repair broken sidewalk
by shop area - approved
to repair by Pat.

320 53800 47200

Thank you

TERMS & CONDITIONS

Payment is due within 15 days

Powered by [two to make](#)

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500
general counsel feb25Jordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619Invoice No. 3540026
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

02/08/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/10/25	S. Sandy	0.20	66.00	Confer with Ferguson regarding amenity policy
02/12/25	S. Sandy	1.30	429.00	Review draft agenda and draft minutes; respond to audit request
02/13/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
02/13/25	S. Sandy	0.80	264.00	Confer with Lansford regarding agenda; respond to audit request
02/17/25	S. Sandy	1.30	429.00	Prepare for board meeting; confer with Perry regarding Rules of Procedure; confer with Lavoy regarding same
02/19/25	S. Sandy	3.70	1,221.00	Prepare for and attend board meeting; conduct follow up regarding same
02/20/25	S. Sandy	0.50	165.00	Prepare contracts related to pool construction; review correspondence regarding same
02/20/25	D. Wilbourn	1.30	240.50	Prepare agreements for pool area repairs and pool equipment installation

KUTAK ROCK LLP

Lakeside Plantation CDD
 March 24, 2025
 Client Matter No. 12323-1
 Invoice No. 3540026
 Page 2

02/26/25	S. Sandy	0.60	198.00	Confer regarding pool contracts; review correspondence regarding sidewalk incident and follow up regarding same
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TOTAL HOURS	10.40
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TOTAL FOR SERVICES RENDERED	\$3,192.00
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TOTAL CURRENT AMOUNT DUE	<u>\$3,192.00</u>
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Check Request

District	Lakeside Plantation CDD	Date	4/24/25
Payable to	Rob Roller		
Amount Requested	400.00	Account Number	
Requested By	Harold Myers		
Description of Need	Music for our 50's - 60's Dance on April 4th 2025 3 hours music		
Approved By	<i>[Signature]</i>	Signature	<i>[Signature]</i>
Received By		Signature	

0013305380048000
Music for event 4/4



Company Name

INVOICE

Name: Robert Roller
 Street Address: 21904 Beverly Ave
 City, State, Country: Port Charlotte, Fl
 ZIP Code: 33952
 Phone: (941) 769-8214
 E-mail: singin fool64@yahoo.com

Invoice # _____

Date: 3/24/25**Bill to**

Name: Lakeside Plantation
 Street Address: 2200 Plantation Blvd
 City, State, Country: North Port, Fl
 ZIP Code: 34289

Description	Amount
3 hours of Entertainment (50's sock hop) on 4/4/25	\$400.00

Payment is due within # ___ days.

Comments or Special Instructions: Thank you!

Thank you for your business!

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/25	00065	3/05/25	27-10	202503	600	53800	60000		BUILDING PERMITS	*	3,571.43		
		3/05/25	59-10	202503	600	53800	60000		STUCCO/RAIL RPR, DOOR INS	*	4,064.03		
MK CONSTRUCTION GROUP LLC											7,635.46	000168	
3/13/25	00047	2/20/25	SS17624-	202502	600	53800	48103		THERM POOL UNITS	*	15,915.00		
SYMBIONT SERVICE CORP.											15,915.00	000169	
3/24/25	00071	3/10/25	101	202503	600	51300	49000		SIDEWALK REPAIR 50% DEP	*	5,500.00		
WILLIAMS CONCRETE INC											5,500.00	000170	
3/26/25	00061	3/25/25	19029	202503	600	53800	60000		PERGOLA FINAL	*	22,156.50		
FLORIDA SITE STRUCTURES, INC											22,156.50	000171	
3/26/25	00061	3/25/25	25085	202503	600	53800	60000		PERGOLA	*	29,542.00		
FLORIDA SITE STRUCTURES, INC											29,542.00	000172	
TOTAL FOR BANK C											80,748.96		
TOTAL FOR REGISTER											80,748.96		

Check Request

District	Lakeside RANUATION	Date	March 1, 25
Payable to	HLK Construction	Account Number	
Amount Requested	\$ 3571.43		
Requested By	PAT LAUSEY		
Description of Need	OBTAIN STAFFED EMERGENCY PLANS + PERMIT FOR INSTALLATION OF ROV SYSTEM PATRICK LAUSEY		
Approved By		Signature	Patrick Lausey
Received By		Signature	





Proposal 27-8

Issue Date February 27, 2025

Expires March 13, 2025

PREPARED BY

Mirosław Kawula

MK Construction Group LLC

(941) 716-6620

info@mkcsinc.com

3762 Tamiami Trl, Port Charlotte, FL 33952, USA

PREPARED FOR

Lakeside Plantation

Lakeside Plantation

(239) 241-1160

patlavoycdd@gmail.com

2200 Plantation Blvd North Port FL USA 34289

PROPOSAL DETAILS

2200 Plantation Blvd North Port FL USA 34289

Installation of two signs

DESCRIPTION

Building Permits

Obtain engineering plans for permitting, apply for permits.

Permit fee included.

SUBTOTAL **\$3,571.43**

TAX **\$0.00**

TOTAL **\$3,571.43**

Payment terms:

100% due upon permit issuance

The above specifications, costs, and terms are hereby accepted.

LAKESIDE PLANTATION

DATE

**Invoice 27-10**

Invoice Date March 5, 2025

Payment Due April 4, 2025

PREPARED BY**Mirosław Kawula**

MK Construction Group LLC

(941) 716-6620

info@mkcsinc.com

3762 Tamiami Trl, Port Charlotte, FL 33952, USA

PREPARED FOR**Lakeside Plantation**

Lakeside Plantation

(239) 241-1160

patlavoycdd@gmail.com

2200 Plantation Blvd North Port FL USA 34289

INVOICE DETAILS**2200 Plantation Blvd North Port FL USA 34289**

Installation of two signs

DESCRIPTION**Building Permits**

Obtain engineering plans for permitting, apply for permits.

Permit fee included.

SUBTOTAL **\$3,571.43****TAX** **\$0.00****TOTAL** **\$3,571.43**PAYMENTS STARTING FROM **\$78/month** on  **Acorn** [Learn More →](#)

0316005380060000

**Invoice 59-10**

Invoice Date March 5, 2025

Payment Due April 4, 2025

PREPARED BY**Mirosław Kawula**

MK Construction Group LLC

(941) 716-6620

info@mkcsinc.com

3762 Tamiami Trl, Port Charlotte, FL 33952, USA

PREPARED FOR**Lakeside Plantation**

Lakeside Plantation

(239) 241-1160

patlavoycdd@gmail.com

2200 Plantation Blvd North Port FL USA 34289

INVOICE DETAILS**2200 Plantation Blvd North Port FL USA 34289**

Repair of stucco, supply and install door, railing repair

DESCRIPTION**Deck Material**

Provide labor 16H x \$100 to repair aluminum railings around the club house. Install extra support for posts in one location

Add screws and corners were needed

If we spend less time we charge less

Masonry-STUCCO

Set up scaffold

Remove wood fascia all the way around of structure

Install new Pressure Treated fascia

0316005380060000

Apply new pvc crown and texture it

Paint new crown

Remove all garbage from site

Exterior Trim & Decks

Materials for new crown

Interior doors

Install Dutch interior door Rustica (door itself costs \$3200)

Interior door

Supply Rustica Dutch Door - top window, bottom solid shaker panel, white

SUBTOTAL \$4,064.03**TAX** \$0.00**TOTAL** \$4,064.03PAYMENTS STARTING FROM **\$88/month** on **Acorn** [Learn More →](#)

Symbiont Service Corp.
 4372 North Access Road, Englewood, Florida 34224
 941.474.9306 • 800.881.4328 • Fax 941.473.9306
 "One Company, One Call, Complete Comfort!"



Invoice

DATE	INVOICE #
2/20/2025	SS17624-LF

BILL TO
Lakeside Plantation c/o Governmental Management Services 219 E. Livingston St. Orlando, FL 32801

SHIP TO
Lakeside Plantation 2200 Plantation Blvd. North Port, FL 34289

0316005380048103
 Therm Pool Units

TERMS
Due Upon Receipt

QTY	DESCRIPTION	AMOUNT
2	Symbiont Geo-Thermal Pool Heat/Cool units installed as replacement of the existing units including titanium condenser heat exchanger.	22,736.00
	Credit For Deposit Paid 12/06/2024 Ref# 000162.	-6,821.00
	Model: PH090ARGSWHN Serial #241101263 Serial #241101265	
	System installed as per the proposal including plumbing and electrical modifications as required, system start-up and balance.	
	Source water from existing lake, pump and piping.	
	Note: Warranty Date = Date of Start-up Report.	

Thank You!	Total	\$15,915.00
------------	--------------	-------------

INVOICE

95

John Williams

PO Box 510532
Punta Gorda, FL 33951

BILL TO

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

INVOICE # 101
INVOICE DATE 03/10/2025
DUE DATE 03/25/2025

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Grind, patch or replace 83 sections of sidewalk	5,500.00	5,500.00
		TOTAL	\$5,500.00

50% Deposit For \$11,000 project

Patlawg

0316005130049000

Thank you

TERMS & CONDITIONS



INVOICE

Invoice Number: 25085
 Invoice Date: Mar 25, 2025
 Page: 1

0316005380060000

Voice: 305.938.7015
 Fax: 305.938.7015

Bill To:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Ship to:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Customer ID	Customer PO	Payment Terms	
Lakeside CDD	Final Payment Due	Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
DRB	Truck		3/25/25

Quantity	Item	Description	Unit Price	Amount
		QUOTATION SUBJECT TO FINAL ENGINEERING AND/OR PERMITTING REQUIREMENTS AS NECESSARY		
0.80	> Pergola	CUSTOM MANUFACTURED FREESTANDING 'RADIUSED' PERGOLAS - 12' x 70' (linear) with the following specifications: - Main Beams @ 'doubled' 2x12 SYP PT - Rafters @ 2x8 @ 16" oc SYP PT - 2x4 purlins @ 12" oc SYP PT	18,500.00	14,800.00
9.60	> CPT Steel Column	6x6 CPT Connector / Florida Approved bolted into top of existing concrete columns 4x4 Steel Columns - 4x4 x 3/16" x 9ft 10" - with welded paltes @ .5" and angled (18*) flanges	495.00	4,752.00
9.60	> Columns	Install Round tapered PVC columns: - 9ft overall height - 'Tusacn' Capitals and Bases - 12" diameter tapered to 10" at top	750.00	7,200.00
	>	NOTE: NO FINISHING OF EXISTING PEDESTALS HAVE BEEN PROVISIONED IN THIS QUOTE		

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	Continued

Check/Credit Memo No:



INVOICE

Invoice Number: 25085
 Invoice Date: Mar 25, 2025
 Page: 2

Voice: 305.938.7015
 Fax: 305.938.7015

Bill To:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Ship to:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Customer ID	Customer PO	Payment Terms	
Lakeside CDD	Final Payment Due	Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
DRB	Truck		3/25/25

Quantity	Item	Description	Unit Price	Amount
0.40	> Dumpster	Rental of Dumpster: 10 Cu Yards Capacity (note that any Local Municipal Permit Fees will be additional eg Coral Gables)	475.00	190.00
	> OPTIONS	The Following are available options - please delete / add where needed to arrive at the total		
0.40	> Paint	Painting of SYP Beams and Rafter as supplied	1,875.00	750.00
9.60	Paint	Painting of 12" PVC columns	75.00	720.00
0.40	Demolish	Remove existing vines and dump in dumpster	1,200.00	480.00
0.40	> Engineering	Signed & Sealed Engineering Drawings	1,250.00	500.00
0.40	PermitProcessi	Processing of permit including notarizing / copies / filing Notice of Commencement with County Court etc. Does not include actual City permit fee which will be. #NAME?	375.00	150.00

Subtotal	29,542.00
Sales Tax	
Total Invoice Amount	29,542.00
Payment/Credit Applied	
TOTAL	29,542.00

Check/Credit Memo No:



INVOICE

Invoice Number: 19029
 Invoice Date: Mar 25, 2025
 Page: 1

Voice: 305.938.7015
 Fax: 305.938.7015

Bill To:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Ship to:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Customer ID	Customer PO	Payment Terms	
Lakeside CDD		Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
DRB	Truck		3/25/25

Quantity	Item	Description	Unit Price	Amount
		QUOTATION SUBJECT TO FINAL ENGINEERING AND/OR PERMITTING REQUIREMENTS AS NECESSARY		
0.60	> Pergola	CUSTOM MANUFACTURED FREESTANDING 'RADIUSED' PERGOLAS - 12' x 70' (linear) with the following specifications: - Main Beams @ 'doubled' 2x12 SYP PT - Rafters @ 2x8 @ 16" oc SYP PT - 2x4 purlins @ 12" oc SYP PT	18,500.00	11,100.00
	> CPT	6x6 CPT Connector / Florida Approved bolted into top of existing concrete columns		
7.20	Steel Column	4x4 Steel Columns - 4x4 x 3/16" x 9ft 10" - with welded paltes @ .5" and angled (18*) flanges	495.00	3,564.00
7.20	Columns	Install Round tapered PVC columns: - 9ft overall height - 'Tusacn' Capitals and Bases - 12" diameter tapered to 10" at top	750.00	5,400.00
	>	NOTE: NO FINISHING OF EXISTING PEDESTALS HAVE BEEN PROVISIONED IN THIS QUOTE		

	Subtotal	Continuec
	Sales Tax	Continuec
	Total Invoice Amount	Continuec
Check/Credit Memo No:	Payment/Credit Applied	
	TOTAL	Continued



INVOICE

Invoice Number: 19029
 Invoice Date: Mar 25, 2025
 Page: 2

Voice: 305.938.7015
 Fax: 305.938.7015

Bill To:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Ship to:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Customer ID	Customer PO	Payment Terms	
Lakeside CDD		Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
DRB	Truck		3/25/25

Quantity	Item	Description	Unit Price	Amount
0.30	> Dumpster	Rental of Dumpster: 10 Cu Yards Capacity (note that any Local Municipal Permit Fees will be additional eg Coral Gables)	475.00	142.50
	> OPTIONS	The Following are available options - please delete / add where needed to arrive at the total		
0.30	> Paint	Painting of SYP Beams and Rafters as supplied	1,875.00	562.50
7.20	Paint	Painting of 12" PVC columns	75.00	540.00
0.30	Demolish	Remove existing vines and dump in dumpster	1,200.00	360.00
0.30	> Engineering	Signed & Sealed Engineering Drawings	1,250.00	375.00
0.30	PermitProcessi	Processing of permit including notarizing / copies / filing Notice of Commencement with County Court etc. Does not include actual City permit fee which will be. #NAME?	375.00	112.50

Subtotal	22,156.50
Sales Tax	
Total Invoice Amount	22,156.50
Payment/Credit Applied	
TOTAL	22,156.50

Check/Credit Memo No:



Electric Bill Statement

For: Jan 24, 2025 to Feb 24, 2025 (31 days)

Statement Date: Feb 24, 2025

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

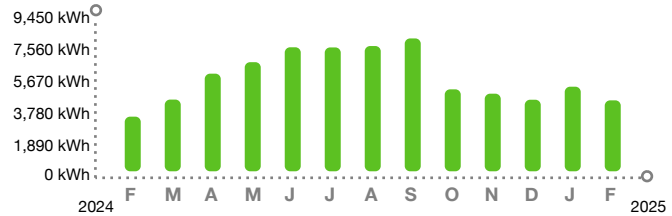
\$760.29

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	817.30
Payments received	-817.30
Balance before new charges	0.00

Total new charges	760.29
Total amount you owe	\$760.29

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 13, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 07, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect to reflect new solar energy centers coming online. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

57421-67439	\$760.29	Mar 17, 2025	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 101
57421-67439

BILL DETAILS

Amount of your last bill	817.30
Payment received - Thank you	-817.30
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$154.88
Fuel: (\$0.027180 per kWh)	\$124.21
Demand: (\$13.41 per KW)	\$388.89
Electric service amount	698.39
Gross receipts tax (State tax)	17.92
Franchise fee (Reqd local fee)	43.34
Taxes and charges	61.26
Regulatory fee (State fee)	0.64
Total new charges	\$760.29
Total amount you owe	\$760.29

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Mar 25, 2025.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	02547	02090	10	4570
Demand KW	2.90		10.00	29

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 24, 2025	Jan 24, 2025	Feb 23, 2024
kWh Used	4570	5450	3520
Service days	31	32	30
kWh/day	147	170	117
Amount	\$760.29	\$817.30	\$591.68

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Jan 24, 2025 to Feb 24, 2025 (31 days)

Statement Date: Feb 24, 2025

Account Number: 04126-05586

Service Address:

2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

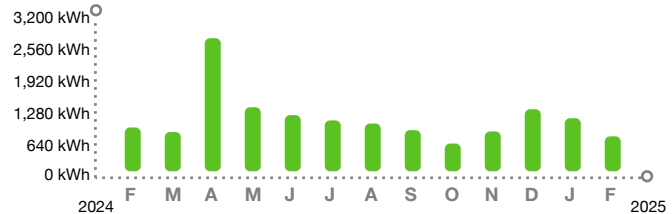
\$116.28

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	169.19
Payments received	-169.19
Balance before new charges	0.00
<hr/>	
Total new charges	116.28
Total amount you owe	\$116.28

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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FPL Care To Share: _____

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LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

04126-05586
ACCOUNT NUMBER

\$116.28
TOTAL AMOUNT YOU OWE

Mar 17, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 103
04126-05586

BILL DETAILS

Amount of your last bill	169.19
Payment received - Thank you	-169.19
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$73.23
Fuel: <small>(\$0.027180 per kWh)</small>	\$20.71
Electric service amount	106.81
Gross receipts tax (State tax)	2.74
Franchise fee (Reqd local fee)	6.63
Taxes and charges	9.37
Regulatory fee (State fee)	0.10
Total new charges	\$116.28
Total amount you owe	\$116.28

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Mar 25, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	09744		08982		762

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 24, 2025	Jan 24, 2025	Feb 23, 2024
kWh Used	762	1158	956
Service days	31	32	30
kWh/day	24	36	31
Amount	\$116.28	\$169.19	\$144.31

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Jan 24, 2025 to Feb 24, 2025 (31 days)

Statement Date: Feb 24, 2025

Account Number: 84595-15071

Service Address:

2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

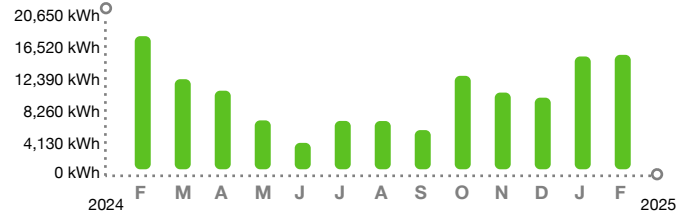
\$1,746.69

TOTAL AMOUNT YOU OWE

Mar 17, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,556.84
Payments received	-1,556.84
Balance before new charges	0.00
<hr/>	
Total new charges	1,746.69
Total amount you owe	\$1,746.69

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

84595-15071
ACCOUNT NUMBER

\$1,746.69
TOTAL AMOUNT YOU OWE

Mar 17, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 105
84595-15071

BILL DETAILS

Amount of your last bill	1,556.84
Payment received - Thank you	-1,556.84
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: <small>(\$0.033890 per kWh)</small>	\$546.07
Fuel: <small>(\$0.027180 per kWh)</small>	\$437.95
Demand: <small>(\$13.41 per KW)</small>	\$590.04

Electric service amount 1,604.47

Gross receipts tax (State tax) 41.18
Franchise fee (Reqd local fee) 99.56

Taxes and charges 140.74

Regulatory fee (State fee) 1.48

Total new charges \$1,746.69

Total amount you owe \$1,746.69

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Mar 25, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	81968		65855		16113
Demand KW	43.73				44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 24, 2025	Jan 24, 2025	Feb 23, 2024
kWh Used	16113	15883	18742
Service days	31	32	30
kWh/day	519	496	624
Amount	\$1,746.69	\$1,556.84	\$2,004.45

KEEP IN MIND

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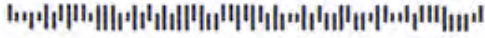


City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	02/27/2025	03/20/2025

Total Current Charges	\$190.64
Balance Forward	\$0.00
Total Amount Due	\$190.64



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000156052000000190648

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	02/27/2025	03/20/2025

Last Bill Amount	\$162.32
Payments	-\$162.32
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$162.32 02/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
01/17/2025 - 01/31/2025	14.0	54830746	1.0000	TGAL	424.00	424.00	0.00
Previous year Usage						02/24	8.00

Service	Consumption	Charge	Total
WA Base facility chg		\$64.07	
WA Base facility chg		\$64.07	
WA Usage block 1	2.00	\$11.74	
WA Usage block 1	2.00	\$11.74	
WA Paper Bill Fee	0.00	\$3.00	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$78.81
TOTAL WATER			\$78.81
SE Base facility chg		\$95.25	
SE Base facility chg		\$95.25	
SE Consumption	2.00	\$16.58	
SE Consumption	2.00	\$16.58	
TOTAL SEWER			\$111.83
TOTAL SEWER			\$111.83

Total Current Charges	\$190.64
Balance Forward	\$0.00
Total Amount Due	\$190.64

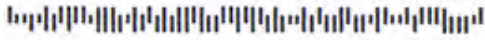


City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	02/27/2025	03/20/2025

Total Current Charges	\$30.51
Balance Forward	\$0.00
Total Amount Due	\$30.51



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000154658000000030513

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	02/27/2025	03/20/2025

Last Bill Amount	\$30.51
Payments	-\$30.51
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$30.51 02/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
01/17/2025 - 02/18/2025	32.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						02/24	0.00

Service	Consumption	Charge	Total
WA Base facility chg		\$27.51	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$30.51
		Total Current Charges	\$30.51
		Balance Forward	\$0.00
		Total Amount Due	\$30.51

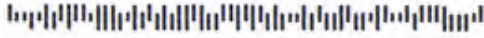


City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	02/27/2025	03/20/2025

Total Current Charges	\$192.55
Balance Forward	\$0.00
Total Amount Due	\$192.55



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000154656000000192557

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	02/27/2025	03/20/2025

Last Bill Amount	\$163.20
Payments	-\$163.20
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$163.20 02/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
01/17/2025 - 02/18/2025	32.0	80005382	1.0000	TGAL	5763.00	5752.00	11.00
Previous year Usage						02/24	15.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Usage block 1	11.00	\$64.57	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$192.55
Total Current Charges			\$192.55
Balance Forward			\$0.00
Total Amount Due			\$192.55

NORTH PORT SOLID WASTE DISTRICT

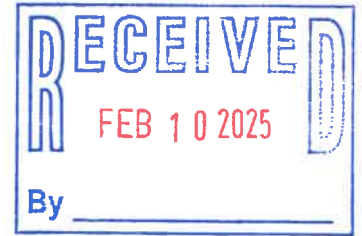


SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/06/25	3/03/25

Total Current Charges	258.45
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	258.45



LAKESIDE PLANTATION CDD
 4530 EAGLE FALLS PLACE
 TAMPA FL 33619



000054883000159826000000258452

260

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

*** Bank Draft ***

SERVICE ADDRESS

2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	2/06/25	3/03/25

Last Bill Amount	217.17
Payments	217.17-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 217.17 2/04/25

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	12/31/24 1/31/25	206.97	
GB 95 GAL RECYCLE 1XM	12/31/24 1/31/25	18.48	
TOTAL COMMERCIAL GARBAGE			225.45
1/23/25 BULK PICKUP	1/31/25		33.00
	Total Current Charges		258.45
	PAST DUE - MUST PAY NOW		.00
	Bank acct will be drafted		258.45

A LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON THIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE TERMINATED WITHOUT FURTHER NOTICE.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$173.40
EFT Payment - thank you	Feb 13	-\$173.40
Balance forward		\$0.00
Regular monthly charges	Page 3	\$150.10
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$19.35
New charges		\$173.40
Amount due		\$173.40

← Your bill explained

- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! Thanks for paying by Automatic Payment

Your automatic payment on Mar 12, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment



1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

LAKESIDE PLANTATION
ATTN LAKESIDE PLANTATION
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

Account number **8535 10 055 0624394**

Automatic payment **Mar 12, 2025**

Please pay \$173.40


Electronic payment will be applied Mar 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400173401

Regular monthly charges		\$150.10
Comcast Business		\$150.10
TV services		\$150.10
TV Select Business Video.	\$72.95	
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ \$11.95 each	\$23.90	
Broadcast TV Fee	\$41.30	

What's included?

 **TV:** Keep your employees informed and customers entertained

Visit business.comcast.com/myaccount for more details

One-time charges		\$3.95
Other charges		\$3.95
Paper Statement Fee	Feb 21	\$3.95

Taxes, fees and other charges		\$19.35
Other charges		\$0.12
Regulatory Cost Recovery		\$0.12

Taxes & government fees		\$19.23
Sales Tax		\$1.50
State Communications Services Tax		\$9.58
Local Communications Services Tax		\$8.15

Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

Remittance Section

INVOICE

Address Service Requested

Customer Account Number: 1833219
Invoice Number: 21655209
Invoice Date: 02/11/2025
Invoice Due Date: 03/05/2025
Total Due: **\$104.86**

ATTN: ACCOUNTS PAYABLE
 LAKESIDE PLANTATION CDD
 2200 PLANTATION BLVD
 NORTH PORT FL 34289-9472

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
 PO BOX 13604
 PHILADELPHIA PA 19101-3604

Please check here if your address has changed.
 Provide new address on reverse side.



00001002165520910000001048695

For faster processing, please remove the check skirt.
 Keep lower portion for your records - Please return upper portion with your payment

Important Messages



Customer Connect

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- Visa® and Mastercard® payments accepted

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**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	02/11/2025	21655209	03/05/2025	02/05/2025 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409



From: no-reply@everonsolutions.com
Subject: One Time Bank Payment transaction has been made.
Date: March 21, 2025 at 9:15 AM
To: hhenry@gms-tampa.com



Thank you for making a one time payment.

Customer:	LAKESIDE PLANTATION COMMUNITY
Customer Number:	70180815
Bank Account Ending:	****5372
Bank Account Holder:	BANK PAYMENT METHOD
Bank Name:	Bank Payment Me
Transaction ID:	1965938
Payment Date:	3/21/2025
Payment Amount:	\$14409.08

Your eSuite change request has been received and processed. Please review the status of your request above. If you did not make this request, please contact customer service at 844-538-3766 and report this error.

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT, FL 34289

REMIT PAYMENT TO ▼

EVERON, LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987

Invoice 154732113

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	4/26/2024	5/21/2024		\$1,484.31

Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Upon Contract Acceptance	\$1,484.31	\$1,484.31	\$0.00		\$1,484.31
2	Final Acceptance	\$3,463.40	\$0.00	\$0.00		\$0.00
Total		\$4,947.71	\$1,484.31	\$0.00		\$1,484.31

Sub Total

\$1,484.31

Sales Tax

\$0.00

Retainage Held

\$0.00

Payment

\$0.00

Amount due this Invoice

\$1,484.31

Invoice Comments/Scope: Installation for Video Surveillance System from proposal #891622374

Job Name	Site Location	Job #	Terms
Separate Pool Video Verification	LAKESIDE PLANTATION CDD, 2800 PLANTATION RD NORTH PORT FL 34289	282408953	Net 25 Days

Contract Summary

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
\$4,947.71	\$0.00	\$4,947.71	\$1,484.31	\$3,463.40	30.00%	\$0.00	\$0.00

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You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

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Questions?

Call Toll-Free: 844-5-EVERON

Email: ComCare@everonsolutions.com

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT, FL 34289

REMIT PAYMENT TO ▼

EVERON, LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987

Invoice 155079796

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	5/23/2024	6/17/2024		\$3,463.40

Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Upon Contract Acceptance	\$1,484.31	\$1,484.31	\$0.00	\$1,484.31	\$0.00
2	Final Acceptance	\$3,463.40	\$3,463.40	\$0.00		\$3,463.40
	Total	\$4,947.71	\$4,947.71	\$0.00	\$1,484.31	\$3,463.40

Sub Total

\$3,463.40

Sales Tax

\$0.00

Retainage Held

\$0.00

Payment

\$0.00

Amount due this Invoice

\$3,463.40

Invoice Comments/Scope: Installation for Video Surveillance System from proposal #891622374

Job Name	Site Location	Job #	Terms
Separate Pool Video Verification	LAKESIDE PLANTATION CDD, 2800 PLANTATION RD NORTH PORT FL 34289	282408953	Net 25 Days

Contract Summary

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
\$4,947.71	\$0.00	\$4,947.71	\$4,947.71	\$0.00	100.00%	\$0.00	\$0.00

Thank you for choosing Everon

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT, FL 34289

REMIT PAYMENT TO ▼

EVERON, LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987

Invoice 157045038

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/8/2024	12/3/2024		\$2,712.66

Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Material	\$2,413.60	\$724.08	\$0.00		\$724.08
2	Labor	\$1,481.64	\$444.49	\$0.00		\$444.49
3	Others	\$5,146.97	\$1,544.09	\$0.00		\$1,544.09
Total		\$9,042.21	\$2,712.66	\$0.00		\$2,712.66

Sub Total

\$2,712.66

Sales Tax

\$0.00

Retainage Held

\$0.00

Payment

\$0.00

Amount due this Invoice

\$2,712.66

Invoice Comments/Scope: Installation for Access Control & Gates System from proposal #891985529

Job Name	Site Location	Job #	Terms
Add Access Control 3 Doors	LAKESIDE PLANTATION CDD, 2800 PLANTATION RD NORTH PORT FL 34289	300260555	Net 25 Days

Contract Summary

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
\$9,042.21	\$0.00	\$9,042.21	\$2,712.66	\$6,329.55	30.00%	\$0.00	\$0.00

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Questions?

Call Toll-Free: 844-5-EVERON

Email: ComCare@everonsolutions.com

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 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT, FL 34289

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 KANSAS CITY MO 64187-2987

Invoice 157440468

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	12/13/2024	1/7/2025		\$6,329.55

Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Material	\$2,413.60	\$2,413.60	\$0.00	\$724.08	\$1,689.52
2	Labor	\$1,481.64	\$1,481.64	\$0.00	\$444.49	\$1,037.15
3	Others	\$5,146.97	\$5,146.97	\$0.00	\$1,544.09	\$3,602.88
Total		\$9,042.21	\$9,042.21	\$0.00	\$2,712.66	\$6,329.55

Sub Total	\$6,329.55
Sales Tax	\$0.00
Retainage Held	\$0.00
Payment	\$0.00

Amount due this Invoice **\$6,329.55**

Invoice Comments/Scope: Installation for Access Control & Gates System from proposal #891985529

Job Name	Site Location	Job #	Terms
Add Access Control 3 Doors	LAKESIDE PLANTATION CDD, 2800 PLANTATION RD NORTH PORT FL 34289	300260555	Net 25 Days

Contract Summary

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
\$9,042.21	\$0.00	\$9,042.21	\$9,042.21	\$0.00	100.00%	\$0.00	\$0.00

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118

Invoice 158154440

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	2/28/2025	3/25/2025		\$75.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 300498675 Services Provided <i>Includes: Trip Charge</i>			\$75.00
Sub Total			\$75.00

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1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

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Invoice Number	158154440
Account Number	70180815
Invoice Date	2/28/2025
Payment Due Date	3/25/2025
Amount Due	\$75.00

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289



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KANSAS CITY MO 64187-2987



119

Invoice 157502343

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	12/19/2024	1/13/2025		\$207.75

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (12/13/24-03/18/25) <i>Includes: Extended Service Protection, Secure Access</i>			\$194.16
Sales Tax			\$12.50
Sub Total			\$207.75

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1-800-395-6137

Email:

COMCARE@Everonsolutions.com

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Invoice Number	157502343
Account Number	70180815
Invoice Date	12/19/2024
Payment Due Date	1/13/2025
Amount Due	\$207.75

Amount Enclosed: \$

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LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289



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PO BOX 872987
KANSAS CITY MO 64187-2987



120

Invoice 157190922

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/23/2024	12/18/2024		\$80.25

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 300177792 Services Provided <i>Includes: Trip Charge</i> Sales Tax			\$75.00
Sub Total			\$80.25

Save a stamp!

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Pay by phone:

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Questions?

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Invoice Number	157190922
Account Number	70180815
Invoice Date	11/23/2024
Payment Due Date	12/18/2024
Amount Due	\$80.25

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289



EVERON
PO BOX 872987
KANSAS CITY MO 64187-2987

From: no-reply@everonsolutions.com
Subject: One Time Bank Payment transaction has been made.
Date: March 13, 2025 at 11:50 AM
To: hhenry@gms-tampa.com



The Everon logo, featuring the word 'everon' in a white, lowercase, sans-serif font. The letter 'o' is replaced by a blue circle with a white outline. A small 'TM' trademark symbol is positioned to the upper right of the 'n'. The logo is set against a dark blue rectangular background.

Thank you for making a one time payment.

Customer:	LAKESIDE PLANTATION COMMUNITY
Customer Number:	70180815
Bank Account Ending:	****5372
Bank Account Holder:	BANK PAYMENT METHOD
Bank Name:	Bank Payment Me
Transaction ID:	1963504
Payment Date:	3/13/2025
Payment Amount:	\$332.4

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122

Invoice 158098542

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	02/19/2025	03/16/2025		\$182.40

Take action now
using our Customer
Engagement
Platform

See reverse side for details.

Description

Amount

LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (03/19/25 - 06/18/25) <i>Includes: Extended Service Plan, Secure Access</i>	\$182.40
Sub Total	\$182.40
INVOICE AMOUNT DUE	\$182.40

Payment Options

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone

844-538-3766

Mail by check

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Email:

ComCare@everonsolutions.com

844.5.EVERON

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SEND CORRESPONDENCE TO ▲

Invoice Number 158098542
 Account Number 70180815
 Invoice Date 02/19/2025
 Payment Due Date 03/16/2025
 Amount Due \$182.40

Amount Enclosed \$

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1oz - #10 - 350 - 470
 LAKESIDE PLANTATION COMMUNITY
 LAKESIDE PLANTATION CDD
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 NORTH PORT FL 34289-9472

EVERON, LLC
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0000 01 070180815 00000018240 0 158098542 0



123

Invoice 157863650

EVERONSOLUTIONS.COM

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	01/23/2025	02/17/2025		\$75.00

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Platform

See reverse side for details.

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Job# 300438104 Trip Charge	1	\$75.00	\$75.00
Sub Total			\$75.00
INVOICE AMOUNT DUE			\$75.00

Payment Options

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everonsolutions.com/expresspay

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844-538-3766

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ComCare@everonsolutions.com
844.5.EVERON

[in linkedin.com/company/everon-solutions](https://www.linkedin.com/company/everon-solutions)

*Service call to
Cameras
330-5380-4840
H*



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Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 157863650
Account Number 70180815
Invoice Date 01/23/2025
Payment Due Date 02/17/2025
Amount Due \$75.00

Amount Enclosed \$

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202 - #10 - 820 - 1116
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LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472



EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000007500 0 157863650 6



124

Invoice 157863131

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	01/23/2025	02/17/2025		\$75.00

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Platform

See reverse side for details.

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Job# 300428600 Trip Charge	1	\$75.00	\$75.00
Sub Total			\$75.00
INVOICE AMOUNT DUE			\$75.00

Payment Options

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*Trip charge
336-53800-48400*



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Invoice Number	157863131
Account Number	70180815
Invoice Date	01/23/2025
Payment Due Date	02/17/2025
Amount Due	\$75.00

Amount Enclosed \$

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2oz - #10 - 820 - 1118
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

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PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000007500 0 157863131 7

DEBIT CARD RECONCILIATION

Mar-25

Amount	Vendor	GL Code	
\$ 342.82	City of North Port	001-320-53800-46500	*Missing Receipt 3/20
\$ 43.48	Amazon	001-330-53800-48000	
\$ 60.00	Mahjongela	001-330-53800-48000	
\$ 390.00	Mr Game Show	001-330-53800-48000	
\$ 20.78	Amazon	001-330-53800-48000	
\$ 33.04	Walmart	001-330-53800-48000	
\$ 23.47	Amazon	001-330-53800-48000	
\$ 58.70	Amazon	001-330-53800-48000	
\$ 44.97	Dunkin	001-330-53800-48000	
\$ (11.79)	Amazon	001-330-53800-48000	
\$ 299.00	Mindbody	001-330-53800-48100	
\$ 88.00	Constant Contact	001-330-53800-48100	
\$ 13.54	Spotify	001-330-53800-48100	
\$ 299.00	Mindbody	001-330-53800-48100	
\$ 19.99	Ollies	001-330-53800-48101	
\$ 64.59	Amazon	001-330-53800-48101	*Missing Receipt 3/11
\$ 14.85	Amazon	001-330-53800-48101	*Missing Receipt 3/11
\$ 24.94	Amazon	001-330-53800-48101	*Missing Receipt 3/11
\$ 43.12	Amazon	001-330-53800-48101	*Missing Receipt 3/17
\$ 81.75	Amazon	001-330-53800-48101	*Missing Receipt 3/17
\$ 36.12	Amazon	001-330-53800-48101	*Missing Receipt 3/24
\$ 24.29	Aldi	001-330-53800-48101	*Missing Receipt 3/24
\$ 46.24	Amazon	001-330-53800-48101	
\$ 9.98	Amazon	001-330-53800-48101	*Missing Receipt 3/28
\$ (119.99)	Amazon	001-330-53800-48101	
\$ 43.59	Amazon	001-330-53800-48102	
\$ 39.99	Amazon	001-330-53800-48102	
\$ 39.95	Amazon	001-330-53800-48102	
\$ 1,677.58	Home Depot	001-330-53800-48102	
\$ 47.66	Amazon	001-330-53800-48102	
\$ 92.14	Amazon	001-330-53800-48200	
\$ 8.99	Amazon	001-330-53800-48200	
\$ 297.00	AED Battery Exchange	001-330-53800-48500	
\$ 96.89	AED Superstore	001-330-53800-48500	
\$ 58.20	Amazon	001-330-53800-48900	
\$ 16.98	Amazon	001-330-53800-51000	
\$ 105.00	Amazon	001-330-53800-52000	
<u>\$ 4,474.86</u>			



Clubhouse Lakeside Plantation <lpclubhousestaff@gmail.com>

Your return of Bedwina Rainbow Spring Toy...

return@amazon.com <return@amazon.com>
To: lpclubhousestaff@gmail.com

Tue, Mar 18, 2025 at 1:17 PM



Hello Lakeside,

Your return is confirmed.

Dropoff: You can dropoff your return by Apr 8.

Location: Any Kohl's.

Most refunds are issued shortly after drop off, with funds typically available in your account within 7 days, depending on your financial institution.

Manage your return



Return code

Download QR Code

*Return of
item not wanted
(slinkies)*

*330-53800-48000
Activities - Spring toy*

Your Return Summary

Order #113-5884327-303

Refund subtotal

Shipping:

Total estimated refund:

*Returns
March*

\$11.79

\$0.00

\$11.79^



Clubhouse Lakeside Plantation <lpclubhousestaff@gmail.com>

Your refund for Bedwina Rainbow Spring Toy...

return@amazon.com <return@amazon.com>
To: lpclubhousestaff@gmail.com

Wed, Mar 19, 2025 at 6:34 PM



Hello Lakeside,

Your refund was issued.

Your refund was issued early!*
\$11.79 will be credited to your Visa by Mar 26.

Return summary

Order #113-5884327-3032220

Refund subtotal	\$11.79
Total refund	\$11.79[^]

\$11.79 refunded to your Visa ending in 0709

*Based on our verification of the item, if the item is not the item for which you had requested a return, is not in the same quantity, or not in new/unused condition, we will charge your original payment method or another valid payment method in your account.

[^]Learn more about refunds

Item to be returned: 1




Bedwina Rainbow Spring Toy Assortment -...

Quantity: 1

[View invoice](#)

Products related to your return

Invoice Added to Mercedes receipt 

330-53800-48000
Clubhouse-Activities

pd in full

Your payment was successful.

Invoice from Mr GameShow LLC

[Download PDF](#)

Friendly Feud
March 14 25



Mr GameShow LLC

12512 Meribel St
Venice, FL 34293
UNITED STATES
MrGameShowHost@gmail.com
+1 860-919-8782

Invoice #1456
Issued: Feb 26, 2025
Due: Mar 14, 2025

Last updated on February 28, 2025 at 11:36:33 AM PS

Amount due: **\$0.00**

Original invoice total \$390.00

Total amount paid \$390.00

\$390.00
PAID

Payment activity

Payment - 2/28/25 \$390.00

Bill to

Harold Myers
Lakeside Plantation
lakesideplantationamenitymanager@gms-tampa.com

Ship to

Harold Myers
Lakeside Plantation

Items

March 14 Friendly Feud \$390.00
\$390.00

Subtotal \$390.00
Shipping \$0.00
Total \$390.00

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Added to March receipt list 

Details for Order #113-8230784-0944255

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Order Placed: February 27, 2025

Amazon.com order number: 113-8230784-0944255.

Order Total: \$43.48

Not Yet Shipped

Items Ordered

Price

1 of: Frito Lay Ultimate Classic Snacks Package, Variety Assortment of Chips, Cookies, Crackers, & Nuts, (Pack of 40) (Packaging May Vary)

\$26.91

Sold by: Amazon.com Services, Inc (seller profile)

Supplied by: Other

Business Price

Condition: New

1 of: HERSHEY'S, KIT KAT and REESE'S Assorted Milk Chocolate Candy Variety Box, 27.3 oz (18 Count)

\$16.57

Sold by: Amazon.com Services, Inc (seller profile)

Supplied by: Other

Educator Price

Condition: New

chip/snacks
sell in office
330 53800 48000

Candy bars sell in office
330 53800 48000

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 0709

Item(s) Subtotal: \$43.48

Shipping & Handling: \$0.00

Total before tax: \$43.48

Estimated tax to be collected: \$0.00

Grand Total: \$43.48

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

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- PPE for Work
- Request for quote

Added to March receipt ✓

✱



Details for Order #114-9438133-3555430

Order Placed: February 27, 2025
Amazon.com order number: 114-9438133-3555430
Order Total: \$92.14

Not Yet Shipped	
Items Ordered 1 of: Utility Carts with Wheels, 3-Tier Rolling Cart with Wheels, Heavy Duty 510 LBS Food Service Cart with Rubber Pad and Hamm er for Kitchen/Office/Warehouse, 31.5" X 16.9" X 38.9"(Black) Sold by: SFESGRER Store (seller profile) Business Price Condition: New	Price \$96.99
<i>Clubhouse office supplies</i> <i>320-53800-48200</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$96.99 Shipping & Handling: \$0.00 Promotion applied: -\$4.85 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$92.14 Estimated Tax: \$0.00 -----
	Grand Total: \$92.14

To view the status of your order, return to [Order Summary](#).

Added to March

NATIONAL LEAGUE

Menu

*Mah Jongg
cards for
card
players*

Payment Received - National Mah Jongg League Order

330-53800-48000

Thank You for your Order!
Order#: 4821079
Payment Date: Feb 28, 2025 07:17 PM

Member: 100949213
Harold Myers
2800 Plantation
Boulevard
North Port FL, 34289

Shipped-to
Harold Myers
2800 Plantation
Boulevard
North Port FL, 34289

Item #	Description	Price	Qty	Amount
2	2025 Card (LARGE Size 6 1/8"x4 3/4")	\$15.00	4	\$60.00
	Sales Total:			\$60.00
	S & H:			\$0.00
	Tax:			\$0.00
	Net:			\$60.00

330-53800-48101
132
General Supplies

Coffee Pods
Office



Ollies Bargain Outlet
(941) 883-4215

ITEM	Description	QTY	Item Total
186718	80 CT CH DARK	1	\$19.99N
	Sub Total		\$19.99
	Tax		\$0.00
	Total		\$19.99

--- EMV Authorization Data ---
 RRN: 301160527 Purchase
 Card #: *****0709
 Chip Read
 EMV Total: \$19.99
 Approved - 071537

Application Label: VISA DEBIT
 TC: C21D0BDFE5FAC291
 TVR: 8080008000
 AID: A0000000031010
 IAD: 06011203A08000

Signature: Electronic

Sales Associate: REBECCA
 Ollies Army # : 14442453
 Ollies Rank : One Star

Thank you for shopping
 Ollies Bargain Outlet
 Miss a day.....Miss a deal!!

Visit us at www.ollies.us

Trn:01902 Str:268 Reg:02-19 3/01/25 11:05



* E R D E A C C V E A A K I *

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 Bring the item back in its original
 condition along with your sales receipt
 within 30 days for a full refund.
 Returns without a receipt will require
 a valid government issued ID.
 Returns may be limited or declined



amazon.com

Details for Order #113-4599145-2515447

Order Placed: March 3, 2025

Amazon.com order number: 113-4599145-2515447

Order Total: \$8.99

Not Yet Shipped	
<p>Items Ordered</p> <p>1 Of: Reacher Grabber Tool, 31" Grabbers for Elderly, Lightweight Extra Long Handy Trash Claw Grabber, Mobility Aid Reaching Assist Tool for Trash Pick Up, Nabber, Litter Picker, Arm Extension</p> <p>Sold by: ZAYAD Direct (seller profile)</p> <p>Condition: New</p>	<p>Price</p> <p>\$8.99</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: FREE Prime Delivery</p>	<p>grabber tool for office to hang ceiling 330-53800-48200 office supplies.</p>

Payment information	
<p>Payment Method: Visa Last digits: 0709</p>	<p>Item(s) Subtotal: \$8.99</p> <p>Shipping & Handling: \$0.00</p>
<p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Total before tax: \$8.99</p> <p>Estimated Tax: \$0.00</p> <p>Grand Total: \$8.99</p>

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amazon.com

Details for Order #113-3476397-6409820

Order Placed: March 4, 2025

Amazon.com order number: 113-3476397-6409820

Order Total: \$16.98

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: Pool Handrail Cover, Slip Resistant Pool Hand Railing Grip Sleeve, Rail Grip for Swimming Pool Hand Railing Cover, Safety Grip Sleeve(8 feet, Royal Blue)</p> <p>Sold by: ShiYuanNetwork (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	<p>Price</p> <p>\$16.98</p>
<p><i>Rail grip cover for pool.</i></p> <p><i>330-53800-51000 Pool Maint.</i></p>	
<p>Shipping Address:</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	
<p>Shipping Speed:</p> <p>FREE Prime Delivery</p>	
Payment information	
<p>Payment Method:</p> <p>Visa Last digits: 0709</p>	<p>Item(s) Subtotal: \$16.98</p> <p>Shipping & Handling: \$0.00</p>
<p>Billing address</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Total before tax: \$16.98</p> <p>Estimated Tax: \$0.00</p>
<p>Grand Total: \$16.98</p>	

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Details for Order #113-7950354-4933859

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Order Placed: March 6, 2025

Amazon.com order number: 113-7950354-4933859

Order Total: \$105.00

Not Yet Shipped

Items Ordered

Price

1 of: Sport Court Squeegee, Tennis Court Squeegee Heavy Duty Surface Water Wiper Dew Broom Water Remover, Stainless Steel, Silver \$80.00

Sold by: ZENGXUEYA (seller profile)

Supplied by: Other

Condition: New

New squeegee for pickleball courts
old one is destroyed.
330-53800-52000
Tennis courts - maint.

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 0709

Item(s) Subtotal: \$80.00

Shipping & Handling: \$25.00

Total before tax: \$105.00

Estimated tax to be collected: \$0.00

Grand Total: \$105.00

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
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- PPE for Work
- Request for quote



Details for Order #113-9757333-0500262

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Order Placed: March 6, 2025

Amazon.com order number: 113-9757333-0500262

Order Total: \$14.85

Not Yet Shipped

Items Ordered

Price

1 of: *Exquisite 12-Pack Premium Plastic 84-Inch Round Tablecloth - Purple*

\$14.85

Sold by: Factory Direct Party Store (seller profile) | Product question? Ask Seller

Supplied by: Other

Business Price

Condition: New

330-53800-48000
C.H. Activities / tablecloth

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 0709

Item(s) Subtotal: \$14.85
Shipping & Handling: \$0.00

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$14.85
Estimated tax to be collected: \$0.00

Grand Total: \$14.85

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- Request for quote



Details for Order #113-5884327-3032220

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Order Placed: March 6, 2025
Amazon.com order number: 113-5884327-3032220
Order Total: \$20.78

Not Yet Shipped

Items Ordered

Price

1 of: *3-Piece 54 x 108 Inch Floral Spring Plastic Tablecloth - Colorful Disposable Rectangle Table Cover with Butterfly and Flower Design for Dining, Garden Parties, Baby Showers, and Outdoor Decorations*

\$8.99

Sold by: SpinLaLa (seller profile)
Supplied by: Other

Condition: New

1 of: *Bedwina Rainbow Spring Toy Assortment - (Pack of 50) Mini Plastic Coil Spring Toy | Bright Colors and Shapes, Goody Bag Filler, Party Prizes and Stocking Stuffers for Kids*

\$11.79

Sold by: EZ SPACE (seller profile)
Supplied by: Other

Business Price

Condition: New

*Wine & Cheese
330-53800-48000
Activities*

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 0709

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Item(s) Subtotal:	\$20.78
Shipping & Handling:	\$0.00

Total before tax:	\$20.78
Estimated tax to be collected:	\$0.00

Grand Total:	\$20.78

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Harold Myers(LSP) <lakesideplantationamenitymanager@gms-tampa.com>

Order # 751560

1 message

help@aedsuperstore.com <help@aedsuperstore.com>
Reply-To: help@aedsuperstore.com
To: lakesideplantationamenitymanager@gms-tampa.com

Fri, Mar 7, 2025 at 9:52 AM

Phone: 800-544-0048
help@aedsuperstore.com

Order Notification

Harold Myers,

This email is a notification that your order is currently being reviewed. You'll receive an additional notification with additional details about your order.

Thanks for using AED Superstore.

Order Information

Order number: 751560
Order Date: 3/7/2025

Billing Address

Harold Myers
Lakeside Plantation CDD
lakesideplantationamenitymanager@gms-tampa.com
9414235500
4530 Eagle Falls Pl
Tampa, FL 33511 US

Order Summary

Additional Information

Comments:
Tax Exempt
Account Info:
Login: lakesideplantationamenitymanager@gms-tampa.com
Pass: *****

Payment Information

Payment Method
Online Credit Card

Shipping To: Harold Myers Lakeside Plantation CDD
2800 Plantation Blvd. North Port, FL 34289 US

Shipping Method
FEDEX - Ground - 1-5 business days



9131-001 Cardiac Science G3 Adult Defibrillation Electrode Pads \$63.00 x 1 **\$63.00**

*Replaced Electrodes used to save A residents life ❤️
330-53800-48103
Renewal / replacements*



AMP0102 AED Superstore
Responder Keychain

\$0.00 x 1

\$0.00

Subtotal: \$63.00
Discount: \$0.00
Shipping: \$27.55
Sales Tax: \$6.34
Balance Due: \$96.89

Discounts / Promotions / Gift Certificates

Free Gift! - \$0.00

Checkout Questions

check if tax exempt:

AED Superstore

1800 US Hwy 51 N Woodruff, WI 54568
Phone: 800-544-0048



Order Confirmation

SS-751560

March 21, 2025

Page 1 / 1

Cardio Partners Inc.
5000 Tuttle Crossing Blvd
Dublin, OH 43016
800-544-0048

Customer Number C1446351
Your Reference
Customer PO Number
Shipping Method FEDEX Ground
Payment Terms Credit Card

SOLD TO:
Lakeside Plantation CDD

4530 Eagle Falls PI ATTN:Harold Myers
Tampa, FL 33511
USA

SHIP TO:
Lakeside Plantation CDD

2800 Plantation Blvd.
ATTN:Harold Myers
NORTH PORT, FL 34289
USA

No.	Description	Qty/UOM	B/O	Unit Price Excl. Tax	Unit Discount	Line Amount Excl. Tax
9131-001	CS-Electrodes Adult for Cardiac Science AEDs	1/EA	0	63.00		63.00
AMP0102	AED Superstore Responder Keychain	1/EA	0	0.00		0.00
Subtotal						63.00
Invoice Discount						0.00
Shipping						27.55
Total Tax						6.34
Total USD Incl. Tax						96.89

AED PAD
replacements
March 7

GSA/VA Contract Number: 36F79723D0173
Contract Expiration Date: 08/31/2028
DUNS #: 078 760 417
CAGE Code: 6V6E4
FEIN/TIN: 80-0874694
Business Size Classification: Large



Harold Myers(LSP) <lakesideplantationamenitymanager@gms-tampa.com>

Order # 751560

1 message

help@aedsuperstore.com <help@aedsuperstore.com>
Reply-To: help@aedsuperstore.com
To: lakesideplantationamenitymanager@gms-tampa.com

Fri, Mar 7, 2025 at 9:52 AM

Phone: 800-544-0048
help@aedsuperstore.com

Order Notification

Harold Myers,

This email is a notification that your order is currently being reviewed. You'll receive an additional notification with additional details about your order.

Thanks for using AED Superstore.

Pads for AED

Order Information

Order number: 751560
Order Date: 3/7/2025

Billing Address

Harold Myers
Lakeside Plantation CDD
lakesideplantationamenitymanager@gms-tampa.com
9414235500
4530 Eagle Falls Pl
Tampa, FL 33511 US

Order Summary

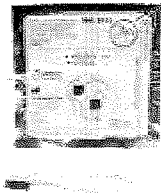
Additional Information

Comments:
Tax Exempt
Account Info:
Login: lakesideplantationamenitymanager@gms-tampa.com
Pass: *****
Payment Information

Payment Method
Online Credit Card

Shipping To: Harold Myers Lakeside Plantation CDD
2800 Plantation Blvd. North Port, FL 34289 US

Shipping Method
FEDEX - Ground - 1-5
business days



9131-001 Cardiac Science G3 Adult Defibrillation Electrode Pads \$63.00 x 1 **\$63.00**



AMP0102 AED Superstore
Responder Keychain

\$0.00 x 1

\$0.00

Subtotal: \$63.00
Discount: \$0.00
Shipping: \$27.55
Sales Tax: \$6.34
Balance Due: \$96.89

Discounts / Promotions / Gift Certificates

Free Gift! - \$0.00

Checkout Questions

check if tax exempt:

AED Superstore

1800 US Hwy 51 N Woodruff, WI 54568
Phone: 800-544-0048

Checkout

Thank you, your order has been received.

ORDER NUMBER:	DATE:	TOTAL:	PAYMENT METHOD:
2208	March 10, 2025	\$297.00	Credit Card (Stripe)

Order details

*Replacement
batteries for
AED unit
General Supplies*

Product	Total
---------	-------

9146-4BE-Y Recell Battery x 1	\$285.00
-------------------------------	----------

Subtotal:	\$285.00
-----------	----------

Shipping:	\$12.00 via Flatrate
-----------	----------------------

Tax: ¹⁴³	\$0.00
---------------------	--------

Payment method:	Credit Card (Stripe)
-----------------	----------------------

Total:	\$297.00
--------	----------

Billing address

Harold Myers
Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289

📞 9414235500

✉ lakesideplantationamenitymanager@gms-tampa.com

Shipping address

Harold Myers
Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289

📞 9414235500

✍

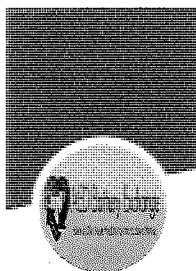


Harold Myers(LSP) <lakesideplantationamenitymanager@gms-tampa.com>

Your AED Battery Exchange, LLC receipt [#1583-9969]

AED Battery Exchange, LLC <receipts+acct_1KQfOSLDNjSKEfax@stripe.com>
Reply-To: "AED Battery Exchange, LLC" <customercare@aedbatteryexchange.com>
To: lakesideplantationamenitymanager@gms-tampa.com

Mon, Mar 10, 2025 at 3:16 PM



Receipt from AED Battery Exchange, LLC

Receipt #1583-9969

AMOUNT PAID	DATE PAID	PAYMENT METHOD
\$297.00	Mar 10, 2025, 2:14:21 PM	VISA - 0709

SUMMARY

AED Battery Exchange - Order 2208	\$297.00
Amount paid	\$297.00

If you have any questions, contact us at customercare@aedbatteryexchange.com or call us at **+1 847-487-9375**.

Something wrong with the email? [View it in your browser.](#)

Prijs voor Mieru
Fruut



You could win a \$1000 GiftCard!
Visit survey.walmart.com#7VNNK377923
For more details, see back of receipt.



WM Supercenter
941-626-2399 Mar:SCOTT
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 001789 TE# 73 TR# 09004
ITEMS SOLD 5
TC# 0820 4858 8755 1048 2825



MS TRAVEL BK 004402161003 9.88 X
COFFEE/WINE 069078909050 6.00 T
LED CLOCKE 079288479223 13.00 T
OT BOTTLE 489517611985 1.00 T
OT BOTTLE 489517611985 1.00 T
SUBTOTAL 30.88

VOIDED BANKCARD TRANSACTION
TERMINAL # 55156487

TRANSACTION NOT COMPLETE
03/11/25 09:58:40
TAX 1 7.000 %

US DEBIT APPROVAL # 060579
REF # 607013008209
TRANS ID - 386070603499747
VALIDATION - JJXS
PAYMENT SERVICE - E
AID R0000000980840
AAC F77F4593E8AE7D41
TERMINAL # 65165487
*NO SIGNATURE REQUIRED
03/11/25 09:59:10

CHANGE DUE 0.00
CUSTOMER COPY
Get free delivery
from this store
with Walmart+



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial
03/11/25 09:59:10

330.53800 - 48000
Activities.



Details for Order #113-3983294-2577859

Order Placed: March 12, 2025
 Amazon.com order number: 113-3983294-2577859
 Order Total: \$43.59

Not Yet Shipped	
Items Ordered 1 Of: Pacific Blue Ultra 8" High-Capacity Automated Touchless Paper Towel Dispenser by GP PRO (Georgia-Pacific); Black; 5 9590; 12.9" W x 9" D x 16" H; 1 Dispenser Sold by: Amazon.com Condition: New	Price \$43.59
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$43.59 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$43.59 Estimated Tax: \$0.00
	Grand Total: \$43.59

To view the status of your order, return to [Order Summary](#).

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Paper towel holder
 to replace broken
 one
 330-53800-48102
 Maintenance.



Details for Order #113-1857911-7117803

Order Placed: March 14, 2025

Amazon.com order number: 113-1857911-7117803

Order Total: \$39.99

Not Yet Shipped	
Items Ordered 1 Of: Amazon Basics 100mm Bocce Ball Set, Green/Red/White Sold by: Amazon (seller profile) Business Price Condition: New	Price \$39.99
<i>Bocce to replace broken Balls. 330-53900-48000 Clubhouse Activities</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Standard Shipping	
Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$39.99 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$39.99 Estimated Tax: \$0.00
Grand Total: \$39.99	

To view the status of your order, return to [Order Summary](#).



Details for Order #113-1209873-7901037

330-53800-48000
 Activities
 Snacks/Bingo
 Cards

Order Placed: March 14, 2025
Amazon.com order number: 113-1209873-7901037
Order Total: \$23.47

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: Utz Pub Mix, 42 Oz. Barrel, Savory Snack Mix with a Blend of Crunchy Flavors for a Tasty Party Snack, Resealable Container, Trans-Fat Free and Kosher Certified Sold by: Amazon (seller profile) Business Price Condition: New</p>	<p>Price \$14.09</p>
<p>1 of: Utz Cheese Balls Barrel, Tasty Snack Baked with Real Cheddar Cheese, Delightfully Poppable Party Snack, Gluten, Cholesterol and Trans-Fat Free, Kosher Certified, 36.5 Oz Sold by: Amazon (seller profile) Business Price Condition: New</p>	<p>\$9.38</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: Delivery in fewer trips to your address</p>	

Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$23.47 Shipping & Handling: \$0.00 ----- Total before tax: \$23.47 Estimated Tax: \$0.00 ----- Grand Total: \$23.47</p>

To view the status of your order, return to [Order Summary](#).



Details for Order #113-0323222-1879457

Print this page for your records.

Order Placed: March 18, 2025
Amazon.com order number: 113-0323222-1879457
Order Total: \$39.95

Not Yet Shipped

Items Ordered

Price

1 of: SmartSign 24 x 18 inch "Play Equipment Designed To Serve Children 5-12 Years Old - Rules Of The Playground..." Metal Sign, 80 mil Laminated Rustproof Aluminum, Blue, Black and White, Made in USA \$39.95

Sold by: SmartSign (seller profile)
Supplied by: Other

Condition: New

Handwritten note: Sign for playground per insurance 330-53800-48102 clubhouse maintenance

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 0709

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Table with 2 columns: Description, Amount. Includes Item(s) Subtotal (\$39.95), Shipping & Handling (\$0.00), Total before tax (\$39.95), Estimated tax to be collected (\$0.00), and Grand Total (\$39.95).

To view the status of your order, return to Order Summary.

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Purchasing Systems
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Pay by Invoice
Purchasing Line
Amazon Business Blog

Business Settings

- Add people
Simplify Your Reporting
Billing & shipping
Manage your Budgets (Blanket PO)
Buying Policies & Approvals
Tax Exemption & licenses
System integrations

Buy For Your Business

- Buy wholesale
Today's Deals
Buy Again
PPE for Work
Request for quote



Order #**WG84198108**

Placed on: Mar 18, 2025

Billing Information

Harold Myers

2200 Plantation Blvd
North Port FL 34289

Payment Method: VISA ***0709

Rubber Mulch per
insurance company for
playground approved
by Pat
330 - 53800 - 48102
Maintenance

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

Scheduled Delivery (1 item)

2200 Plantation Blvd , North Port, FL 34289

Vigoro 0.8 cu. ft. Red Bagged Recycled Rubber Mulch	\$7.47	200	\$1,494.00
---	--------	-----	------------

Expect it on Mar, 20 2025

6am - 8pm

Subtotal	\$1,494.00
Scheduled Delivery	\$79.00
Sales Tax	\$104.58
Total	\$1,677.58

Need help?

Online Customer Support: 1-800-430-3376
Call 7 days a week:
6 a.m. to 2 a.m. EST

Home Depot



Welcome to the City of North Port, FL

Phone: (941) 429-7000

City of North Port's Webpage

Collections (0) Cart (0) Account Management Logout
Logged in as: Patrick Gary Lavoy

BCACC-25-00008

- Home
- Planning
- Building Permits
- Code Enforcement
- Business Tax
- Fire

Create an Application Search Applications

Record BCACC-25-00008:

Add to cart
Add to collection

Commercial Accessory Structure

Record Status: Waiting for Payment
Expiration Date: 02/26/2025

Record Info Payments

Fees

332.19

Outstanding:

Date	Invoice Number	Amount
03/18/2025	176709	\$319.42
03/18/2025	176709	\$4.79
03/18/2025	176709	\$3.19
03/18/2025	176709	\$4.79

Total outstanding fees: \$332.19

Paid:

Date	Invoice Number	Amount
02/26/2025	173386	\$40.00
02/26/2025	173386	\$5.00

Total paid fees: \$45.00

Pay Fees

Pergola Entrance
Permit
fees

330-53800-48100

Licenses/fees C.C.

View Details
View Details

\$332.19



An error has occurred.
We are experiencing a report configuration error. Please try again later or contact the Agency for assistance.

- 1 Select item to pay
- 2 Register information
- 3 Receipt/Record issuance

Step 3 : Receipt/Record issuance

Receipt



Your application(s) has been successfully submitted.
Please print your record(s) and retain a copy for your records.

Print/View Receipt

2021 PLANTATION BLVD, FICT, NORTH PORT FL 34289

BCACC-25-00008

[View Receipt](#)

Print/View Receipt



Clubhouse Lakeside Plantation <lpclubhousestaff@gmail.com>

Your Amazon.com order of "MoonPie Mini Chocolate..." and 1 more item.

Amazon.com <auto-confirm@amazon.com>
Reply-To: no-reply@amazon.com
To: lpclubhousestaff@gmail.com

Wed, Mar 19, 2025 at 4:57 PM



50's
Dance
PARTY

330-53800-48000
Activities.

Hello Lakeside Plantation,

Thank you for shopping with us. We'll send a confirmation once your items have shipped. Your order details are indicated below. The payment details of your transaction can be found on the order invoice. If you would like to view the status of your order or make any changes to it, please visit Your Orders on Amazon.com.

This order is placed on behalf of Lakeside Plantation Community.

Order Confirmation

Your guaranteed delivery date is:
Monday, March 24

Your order will be sent to:
**Lakeside Plantation Clubhouse
NORTH PORT, FL
United States**

Your shipping speed:
✓prime **Amazon Day Delivery**

Order #
114-0574753-8955411

[View or manage order](#)



154
MoonPie Mini Chocolate Marshmallow S...

Sold by Beau Visage Buys

Condition: New

Qty : 1

\$24.49



Rice Krispies Treats Crispy Rice Squ...

Grocery

Sold by Amazon.com Services, Inc

Qty : 1

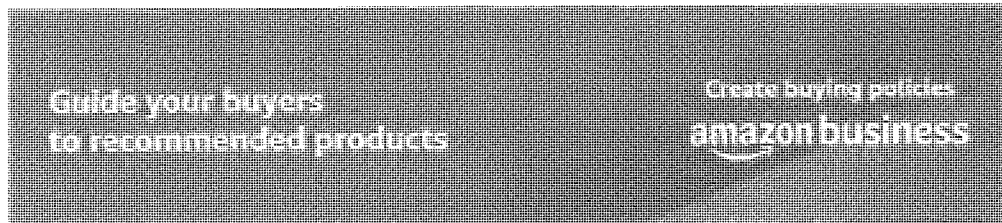
\$13.59

Order Total:

\$38.08

To learn more about ordering, go to [Ordering from Amazon.com](#).

If you want more information or need more assistance, go to [Help](#).



The payment for your invoice is processed by Amazon Payments, Inc. P.O. Box 81226 Seattle, Washington 98108-1226. If you need more information, please contact (866) 216-1075

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Clubhouse Lakeside Plantation <lpclubhousestaff@gmail.com>

Your Amazon.com order of "2" x CHICOLOGY Cordless Mini....

Amazon.com <auto-confirm@amazon.com>
Reply-To: no-reply@amazon.com
To: lpclubhousestaff@gmail.com

Thu, Mar 20, 2025 at 12:43 PM



Hello Lakeside Plantation,

Thank you for shopping with us. We'll send a confirmation once your items have shipped. Your order details are indicated below. If you would like to view the status of your order or make any changes to it, please visit Your Orders on Amazon.com.

This order is placed on behalf of Lakeside Plantation Community.

Order Confirmation

Your guaranteed delivery date is:
tomorrow, March 21

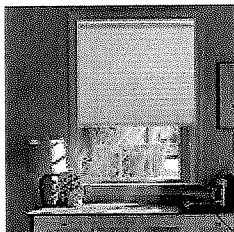
Your order will be sent to:
**Lakeside Plantation Clubhouse
NORTH PORT, FL
United States**

Your shipping speed:
✓prime **FREE Prime Delivery**

Order #
114-1321431-9826602

[View or manage order](#)

*47.66
330-53800-48102
Mini-Blinds/Maintenance*



CHICOLOGY Cordless Mini Blinds, 1-In...

Kitchen

Sold by Amazon.com Services, Inc

Qty : 2

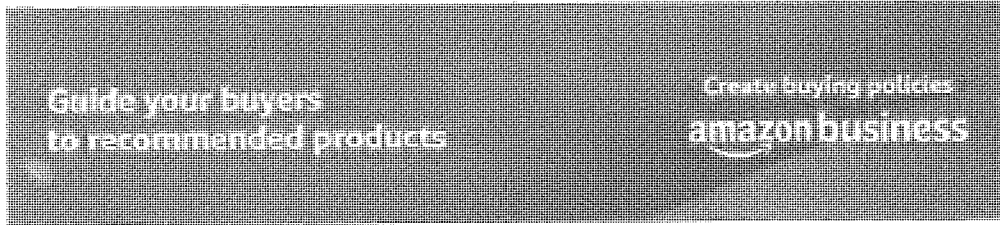
\$23.83

Order Total:

\$47.66

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Details for Order #113-9491843-2041051

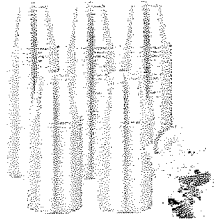
Order Placed: March 21, 2025

Amazon.com order number: 113-9491843-2041051

Order Total: \$58.20

Not Yet Shipped	
<p>Items Ordered</p> <p>4 of: Glade Automatic Spray Air Freshener Refill, Scented Air Freshener for Home and Bathroom, Hawaiian Breeze, 6.2 Oz, 3</p> <p>Count</p> <p>Sold by: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	<p>Price</p> <p>\$14.55</p> <p><i>Air Fresheners for Restrooms</i></p>
<p>Shipping Address:</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: Amazon Day Delivery</p>	<p><i>330-53800-48900 Janitorial Supplies</i></p>
Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$58.20</p> <p>Shipping & Handling: \$0.00</p> <p>-----</p> <p>Total before tax: \$58.20</p> <p>Estimated Tax: \$0.00</p> <p>-----</p> <p>Grand Total: \$58.20</p>

To view the status of your order, return to [Order Summary](#).



Turbo Bee 300 Pack 9oz Clear Plastic...

Kitchen

Sold by turbo bee

Condition: New

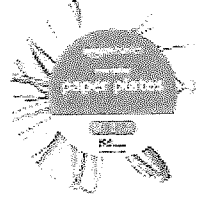
Qty : 1

\$23.74

Kitchen

330-53800-4800
Activities

[Handwritten mark]



Amazon Basics Everyday Paper Plates,...

Health and Beauty

Sold by Amazon.com Services, Inc

Condition: New

Qty : 1

\$12.51

Kitchen



Amazon Brand - Happy Belly Mini Twis...

Grocery

Sold by Amazon.com Services, Inc

Condition: New

Qty : 1

\$7.20

snacks



Amazon Saver, Original Country Club...

Grocery

Sold by Amazon.com Services, Inc

Condition: New

Qty : 1

\$2.79

snack

Order Total:

\$46.24

To learn more about ordering, go to [Ordering from Amazon.com](#).

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Details for Order #113-7400170-2351420

Print this page for your records.

Order Placed: March 25, 2025

Amazon.com order number: 113-7400170-2351420

Order Total: \$58.70

Not Yet Shipped

Items Ordered

Price

1 of: Arrobust Acrylic Sign Holder 8.5 x 11 Inches, 12 Pack Clear Display Table Top Signs Stand, Double Sided Vertical Flyer Holder, Plastic Frames Paper Holder for Stores Home Office Menu Retail Show Fair \$27.47

Sold by: Puroxa (seller profile)

Supplied by: Other

Clubhouse

Condition: New

1 of: JOLLY CHEF Compostable 5 Compartment Paper Plates 11 * 8 inch [100 Pack] Heavy Duty White Divided Disposable Plate Eco-Friendly Biodegradable Containers Food Tray for Party Lunch Buffet \$21.24

Sold by: JOLLY CHEF (seller profile)

Supplied by: Other

Cinco de Mayo

330-53800-48000 Activities

Condition: New

1 of: Prestee Plastic Coffee Stirrers, 2000ct, 5.5" - Plastic Coffee Straws, Drinks and Coffee Stir Sticks, Cocktail Swizzle Sticks, Disposable Stir Sticks, Drinking Straws for Coffee & Cocktails (Black) \$9.99

Sold by: Prestee (seller profile)

Supplied by: Other

coffee

330-53800-48101 general supplies

Condition: New

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 0709

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Table with 2 columns: Description, Amount. Includes Item(s) Subtotal (\$58.70), Shipping & Handling (\$0.00), Total before tax (\$58.70), Estimated tax to be collected (\$0.00), and Grand Total (\$58.70).

To view the status of your order, return to Order Summary.

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Business Settings

Add people

Buy For Your Business

Buy wholesale
Today's Deals

✱

Bocce Ball donuts
Players
330-53800-48000
Activities

Welcome to Durkin'
Store #: 332003
3190 Tamiami Trl
Port Charlotte, FL 33952
(941) 627-5100
194504 Test Manager

CHK 199
3/27/2025 4:13 PM

Eat In 29.98
12 Donuts 14.99
Blueberry Cobbler \$44.97
Visa

*****0709
Tran Type : Purchase
Entry Mode : TAPPED
Auth Code : 060151
VISA DEBIT
AID: A0000000031010
No Signature Required
I agree to pay the above total
amount according to the card
issuer
(merchant agreement if credit
voucher)

Subtotal \$44.97
Payment \$44.97
Change Due \$0.00

Check Closed
3/27/2025 4:17 PM

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today's visit! Talk to us at
www.DunkinRunsOnYou.com
within 3 days and receive a
FREE CLASSIC DONUT
on your next visit when you
purchase a Medium or Larger Beverage
See restrictions on dunkindonuts.com

Survey Code: 19901-32003-1603-2755

Additional Discounts Will Not Be
Applied to Promotional Offers

Thank You. Come Back Again.
Additional Discounts Will Not Be
Applied to Promotional Offer
Questions? Email:
ryan.kirk@purplerockllc.com

Check # 1199

Total Items: 3



Details for Order #114-3311100-1793818

Order Placed: March 30, 2025

Amazon.com order number: 114-3311100-1793818

Order Total: \$19.99

Not Yet Shipped	
<p>Items Ordered</p> <p>1 Of: 12 Pcs Round Cinco De Mayo Fiesta Tablecloths, Plastic Fiesta Table Cloth Multi Colored Disposable Round Table Covers for Taco Night, Dia De Los Muertos, Mexican Themed Party Decorations, 84 Inch</p> <p>Sold by: Rafaella Online (seller profile)</p> <p>Condition: New</p>	<p>Price</p> <p>\$19.99</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p style="text-align: right; font-family: cursive;"> Activities - Cinco de Mayo 330-530-48000 </p>	
<p>Shipping Speed: FREE Prime Delivery</p>	
Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$19.99</p> <p>Shipping & Handling: \$0.00</p> <p>-----</p> <p>Total before tax: \$19.99</p> <p>Estimated Tax: \$0.00</p> <p>-----</p> <p>Grand Total: \$19.99</p>

To view the status of your order, return to [Order Summary](#).

SECTION VI

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
March 31, 2025



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Lakeside Plantation
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 189,379	\$ -	\$ -	\$ 189,379
Debit Card Account	3,059	-	-	3,059
Money Market Account	114,061	-	-	114,061
Capital Reserve Account	-	529,796	-	529,796
Due from General Fund	-	-	33,774	33,774
Due from Capital Reserve	18,898	-	-	18,898
Prepaid Expenses	22,189	-	-	22,189
Deposits	14,736	-	-	14,736
Investments:				
State Board of Administration	270,664	258,373	-	529,038
Series 1999				
Reserve	-	-	85,690	85,690
Revenue	-	-	139,584	139,584
Prepayment	-	-	2,163	2,163
Total Assets	\$ 632,986	\$ 788,169	\$ 261,211	\$ 1,682,366
Liabilities:				
Accounts Payable	\$ 31,950	\$ -	\$ -	\$ 31,950
Accrued Expenses	25,672	-	-	25,672
Due to General Fund	-	18,898	-	18,898
Due to Debt Service	33,774	-	-	33,774
Total Liabilities	\$ 91,396	\$ 18,898	\$ -	\$ 110,294
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 22,189	\$ -	\$ -	\$ 22,189
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	261,211	261,211
Assigned for:				
Capital Reserves	-	769,271	-	769,271
Unassigned	504,664	-	-	504,664
Total Fund Balances	\$ 541,590	\$ 769,271	\$ 261,211	\$ 1,572,072
Total Liabilities & Fund Balance	\$ 632,986	\$ 788,169	\$ 261,211	\$ 1,682,366

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Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,056,664	\$ 1,056,664	\$ -
Tennis Club	20,000	10,000	8,747	(1,253)
Activities	10,000	5,000	4,302	(698)
Clubhouse Rentals	5,000	2,500	4,278	1,778
Miscellaneous	1,500	750	3,346	2,596
Interest Earnings	50	25	5,735	5,710
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 1,236,390	\$ 1,074,939	\$ 1,083,073	\$ 8,134
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,800	\$ 1,200
District Manager	54,500	27,250	27,250	(0)
District Counsel	36,000	18,000	11,140	6,860
District Engineer	10,000	5,000	-	5,000
Disclosure Report	1,000	500	500	0
Trustee Fees	4,771	2,385	1,908	477
Audit Fees	4,200	4,200	4,200	-
Postage, Phone, Faxes, Copies	1,500	750	1,929	(1,179)
General Liability Insurance	8,289	4,145	2,780	1,365
Legal Advertising	2,000	1,000	269	731
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,500	1,637	(137)
Property Insurance	37,331	18,666	16,151	2,515
Information Technology	1,391	695	696	(0)
Website Administration	890	445	445	(0)
Website Hosting	480	240	660	(420)
Total General & Administrative	\$ 177,526	\$ 90,951	\$ 74,539	\$ 16,411
<u>Operations & Maintenance</u>				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 10,000	\$ 5,000	\$ 3,118	\$ 1,882
Street Light/Decorative Light	1,000	500	459	41
Landscape Maintenance - Contract	154,040	77,020	77,018	2
Landscape Maintenance - Other	10,000	5,000	12,022	(7,022)
Lake Maintenance	15,588	7,794	7,794	-
Electric Utility Services - Entrance Feature	7,500	3,750	795	2,955
Water Utility Services - Entrance Feature	3,000	1,500	179	1,321
Repairs & Maintenance - Entrance Feature	5,000	2,500	3,961	(1,461)
Hurricane Expenses	-	-	6,344	(6,344)
Subtotal Field Expenditures	\$ 206,128	\$ 103,064	\$ 111,690	\$ (8,626)

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Lakeside Plantation
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 210,000	\$ 105,000	\$ 157,170	\$ (52,170)
Activities	22,000	11,000	12,903	(1,903)
License/Fees	2,000	1,000	4,201	(3,201)
General Supplies	10,000	5,000	4,530	470
Maintenance	15,000	7,500	17,470	(9,970)
Office Supplies	3,500	1,750	1,337	413
Clubhouse Furniture	-	-	987	(987)
Security	7,760	3,880	11,305	(7,425)
AED	500	250	394	(144)
Telephone & Internet Services	6,000	3,000	2,558	442
Janitorial Supplies	2,500	1,250	825	425
Electric Utility Services - Clubhouse	14,000	7,000	4,520	2,480
Gas Utility	250	125	-	125
Garbage Collection	2,300	1,150	1,288	(138)
Water Utility Services - Clubhouse	6,000	3,000	1,641	1,359
Electric Utility Services - Tennis Courts/Pool	20,000	10,000	7,785	2,215
Pool Cleaning	22,800	11,400	11,400	-
Pool Maintenance - Other	10,000	5,000	6,963	(1,963)
Pool Furniture	-	-	2,480	(2,480)
Tennis Courts - Maintenance	5,000	2,500	4,641	(2,141)
Water Utility Services - Tennis Courts/Pool	7,500	3,750	1,018	2,732
Subtotal Amenity Expenditures	\$ 367,110	\$ 183,555	\$ 255,414	\$ (71,859)
Total Operations & Maintenance	\$ 573,238	\$ 286,619	\$ 367,104	\$ (80,485)
Total Expenditures	\$ 750,764	\$ 377,569	\$ 441,643	\$ (64,074)
Excess (Deficiency) of Revenues over Expenditures	\$ 485,626		\$ 641,430	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (485,626)	\$ (485,626)	\$ (485,626)	\$ -
Total Other Financing Sources/(Uses)	\$ (485,626)	\$ (485,626)	\$ (485,626)	\$ -
Net Change in Fund Balance	\$ -		\$ 155,804	
Fund Balance - Beginning	\$ -		\$ 385,786	
Fund Balance - Ending	\$ -		\$ 541,590	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 5,979	\$ 5,979
Total Revenues	\$ -	\$ -	\$ 5,979	\$ 5,979
Expenditures:				
Bank Fee	\$ -	\$ -	\$ 5,550	\$ (5,550)
Capital Outlay	62,521	31,261	305,385	(274,125)
Total Expenditures	\$ 62,521	\$ 31,261	\$ 310,935	\$ (279,675)
Excess (Deficiency) of Revenues over Expenditures	\$ (62,521)		\$ (304,956)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 485,626	\$ 485,626	\$ 485,626	\$ -
Total Other Financing Sources (Uses)	\$ 485,626	\$ 485,626	\$ 485,626	\$ -
Net Change in Fund Balance	\$ 423,105		\$ 180,670	
Fund Balance - Beginning	\$ 633,237		\$ 588,601	
Fund Balance - Ending	\$ 1,056,342		\$ 769,271	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending March 31, 2025

Vendor	Detail	Amount
Capital Outlay		
<i>FY2025</i>		
10/3/24 Tamiami Painting	Weight Room Painting	\$1,440.00
10/24/24 Bandit Fitness Equipment	50% Deposit Exercise Equipment	\$20,073.11
10/16/24 Lighthouse Engineering	Erosion Repair Assessment	\$7,500.00
10/31/24 Viking Electric	50% Pool Electrical Installation	\$4,928.00
11/6/24 MK Construction Group	Fountain Removal	\$18,292.50
11/21/24 Recycled Plastic Factory	Park Benches	\$4,540.00
12/17/24 Bandit Fitness Equipment	Remaining Balance Exercise Equipment	\$20,073.11
11/27/24 Symbiont Service Group	Deposit	\$6,821.00
12/4/24 Multiple Media Network	Deposit- Entrance Monument	\$27,339.07
12/17/24 Fastsigns	Deposit- Replace Damaged Signs	\$1,570.30
12/31/24 Viking Electric	50% Pool Electrical Installation	\$4,928.00
1/15/25 MK Construction Group	Fountain Removal	\$15,000.00
1/22/25 Multiple Media Network	Final- Entrance Monument	\$30,539.07
2/27/25 Rock Star Pools	Pool Update Deposit	\$58,050.00
3/31/25 Everon/ADT	Access Control System	\$9,042.21
3/13/25 Symbiont Service Group	Thermal Pool Units	\$15,915.00
3/13/25 MK Construction Group	Building Permits	\$3,571.43
3/13/25 MK Construction Group	Stucco/Rail Repair & Door Install	\$4,064.03
3/26/25 Florida State Structures	Pergola Deposit	\$29,542.00
3/26/25 Florida State Structures	Pergola Final	\$22,156.50
Total		<u><u>\$305,385.33</u></u>

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Lakeside Plantation
Community Development District
Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 153,076	\$ 153,076	\$ -
Assessments - Direct Bill	\$ 8,842	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 3,069	\$ 3,069
Total Revenues	\$ 182,660	\$ 153,076	\$ 156,145	\$ 3,069
Expenditures:				
Interest - 11/1	\$ 34,750	\$ 34,750	\$ 34,750	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 34,750	\$ -	\$ -	\$ -
Total Expenditures	\$ 184,500	\$ 34,750	\$ 34,750	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,840)		\$ 121,395	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,840)		\$ 121,395	
Fund Balance - Beginning	\$ 60,482		\$ 139,816	
Fund Balance - Ending	\$ 58,642		\$ 261,211	

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Lakeside Plantation
 Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments- Tax Roll	\$ -	\$ 257,102	\$ 566,425	\$ 170,937	\$ 36,491	\$ 25,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,056,664
Tennis Club	\$ 2,220	\$ 3,508	\$ 1,514	\$ 867	\$ 130	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,747
Activities	\$ 314	\$ 2,331	\$ 1,037	\$ 198	\$ (109)	\$ 532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,302
Clubhouse Rentals	\$ 200	\$ 2,158	\$ 500	\$ 720	\$ -	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,278
Miscellaneous	\$ 386	\$ 540	\$ 834	\$ 152	\$ 1,375	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,346
Interest Earnings	\$ 4	\$ 4	\$ 8	\$ 1,411	\$ 2,618	\$ 1,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,735
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 3,123	\$ 265,643	\$ 570,318	\$ 174,284	\$ 40,505	\$ 29,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083,073

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
District Manager	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,250
District Counsel	\$ 4,391	\$ 2,293	\$ -	\$ 1,265	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,140
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Trustee Fees	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,908
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Postage, Phone, Faxes, Copies	\$ 56	\$ 1,137	\$ 98	\$ 100	\$ 350	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,929
General Liability Insurance	\$ 419	\$ 418	\$ 418	\$ 419	\$ 687	\$ 419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,780
Legal Advertising	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 505	\$ 113	\$ 223	\$ 363	\$ 199	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,637
Property Insurance	\$ 2,781	\$ 2,781	\$ 2,886	\$ 2,886	\$ 1,932	\$ 2,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,151
Information Technology	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 696
Website Administration	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445
Website Hosting	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660
Total General & Administrative	\$ 14,639	\$ 12,985	\$ 8,868	\$ 11,275	\$ 15,104	\$ 11,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,539

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ 1,209	\$ -	\$ 1,109	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,118
Street Light/Decorative Light	\$ (50)	\$ -	\$ -	\$ 459	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Landscape Maintenance - Contract	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,836	\$ 12,836	\$ 12,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,018
Landscape Maintenance - Other	\$ 3,350	\$ -	\$ 412	\$ 155	\$ 47	\$ 8,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,022
Lake Maintenance	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,794
Electric Utility Services - Entrance Feature	\$ 123	\$ 88	\$ 120	\$ 179	\$ 169	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795
Water Utility Services - Entrance Feature	\$ 27	\$ 30	\$ 31	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ 3,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,961
Hurricane Expenses	\$ 6,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,344
Subtotal Field Expenditures	\$ 25,139	\$ 14,253	\$ 19,768	\$ 14,959	\$ 14,782	\$ 22,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,690

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Lakeside Plantation
 Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 24,126	\$ 24,936	\$ 25,403	\$ 33,632	\$ 22,516	\$ 26,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,170
Activities	\$ 868	\$ 3,254	\$ 2,860	\$ 3,775	\$ 1,083	\$ 1,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,903
License/Fees	\$ 641	\$ 1,484	\$ 551	\$ 401	\$ 426	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,201
General Supplies	\$ 1,230	\$ 534	\$ 1,294	\$ 695	\$ 424	\$ 353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,530
Maintenance	\$ 3,460	\$ 1,439	\$ 5,286	\$ 2,126	\$ -	\$ 5,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,470
Office Supplies	\$ 332	\$ 326	\$ 137	\$ 286	\$ 155	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,337
Clubhouse Furniture	\$ -	\$ -	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 987
Security	\$ 775	\$ 1,265	\$ 735	\$ 1,286	\$ 1,419	\$ 5,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,305
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Telephone & Internet Services	\$ 460	\$ 537	\$ 538	\$ 675	\$ 173	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,558
Janitorial Supplies	\$ 113	\$ 134	\$ -	\$ 52	\$ 467	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825
Electric Utility Services - Clubhouse	\$ 927	\$ 706	\$ 646	\$ 664	\$ 817	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,520
Gas Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Collection	\$ 185	\$ 185	\$ 221	\$ 219	\$ 218	\$ 258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288
Water Utility Services - Clubhouse	\$ 148	\$ 816	\$ 162	\$ 162	\$ 162	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,641
Electric Utility Services - Tennis Courts/Pool	\$ 862	\$ 1,330	\$ 1,153	\$ 1,136	\$ 1,557	\$ 1,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,785
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,400
Pool Maintenance - Other	\$ 272	\$ 2,055	\$ 2,348	\$ 1,660	\$ 80	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,963
Pool Furniture	\$ -	\$ 2,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,480
Tennis Courts - Maintenance	\$ 4,012	\$ -	\$ 86	\$ 22	\$ 416	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,641
Water Utility Services - Tennis Courts/Pool	\$ 127	\$ 156	\$ 193	\$ 187	\$ 163	\$ 193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,018
Subtotal Amenity Expenditures	\$ 40,439	\$ 43,537	\$ 44,499	\$ 48,878	\$ 31,978	\$ 46,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,414
Total Operations & Maintenance	\$ 65,577	\$ 57,790	\$ 64,267	\$ 63,836	\$ 46,760	\$ 68,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,104
Total Expenditures	\$ 80,217	\$ 70,774	\$ 73,135	\$ 75,111	\$ 61,863	\$ 80,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,643
Excess (Deficiency) of Revenues over Expenditures	\$ (77,094)	\$ 194,868	\$ 497,183	\$ 99,173	\$ (21,358)	\$ (51,343)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 641,430
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (485,626)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (485,626)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (485,626)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (485,626)
Net Change in Fund Balance	\$ (77,094)	\$ 194,868	\$ 497,183	\$ 99,173	\$ (506,984)	\$ (51,343)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,804

Lakeside Plantation
Community Development District
Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:		6.950%
MATURITY DATE:		5/1/2031
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	85,690
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$	(75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$	(80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$	(95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$	(100,000.00)
LESS: PRINCIPAL PAYMENT 5/1/24	\$	(105,000.00)
Current Bonds Outstanding	\$	1,000,000

SECTION VI

Subsection D

176
Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 1,276,425.32 \$ 184,912.67 \$ 1,461,337.99
 Net Assessments \$ 1,199,839.80 \$ 173,817.91 \$ 1,373,657.71

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	87.35%	12.65%	100.00%
							O&M Portion	1999 Debt Service	Total
11/14/24	11/01/2024-11/14/2024	\$155,751.04	\$0.00	(\$2,336.27)	\$0.00	\$153,414.77	\$134,002.19	\$19,412.58	\$153,414.77
11/27/24	11/15/2024-11/20/2024	\$142,356.04	\$0.00	(\$1,423.56)	\$0.00	\$140,932.48	\$123,099.37	\$17,833.11	\$140,932.48
12/13/24	11/21/2024-11/26/2024	\$224,586.80	\$0.00	(\$3,368.80)	\$0.00	\$221,218.00	\$193,225.84	\$27,992.16	\$221,218.00
12/20/24	11/27/2024-11/30/2024	\$433,769.75	\$0.00	(\$6,506.55)	\$0.00	\$427,263.20	\$373,198.79	\$54,064.41	\$427,263.20
01/31/25	12/01/2024-12/31/2024	\$195,818.61	\$0.00	(\$2,937.28)	\$2,819.23	\$195,700.56	\$170,937.29	\$24,763.27	\$195,700.56
02/28/25	01/01/2025-01/31/2025	\$42,413.52	\$0.00	(\$636.20)	\$0.00	\$41,777.32	\$36,490.96	\$5,286.36	\$41,777.32
03/31/25	02/01/2025-02/28/2025	\$29,882.51	\$0.00	(\$448.24)	\$0.00	\$29,434.27	\$25,709.76	\$3,724.51	\$29,434.27
TOTAL		\$ 1,224,578.27	\$ -	\$ (17,656.90)	\$ 2,819.23	\$ 1,209,740.60	\$ 1,056,664.20	\$ 153,076.40	\$ 1,209,740.60

88%	Net Percent Collected
\$163,917.11	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Imagine School at North Port Inc 2025-01					
			Net Assessments	\$8,842.03	\$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service
	11/1/24		\$4,421.02	\$0.00	\$0.00
	2/1/25		\$2,210.51	\$0.00	\$0.00
	5/1/25		\$2,210.50	\$0.00	\$0.00
			\$ 8,842.03	\$ -	\$ -

SECTION VII

Subsection A

RESOLUTION 2025-05

A RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) REPEALING AND REPLACING RESOLUTION 2013-04; AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT’S BOARD OF SUPERVISORS; SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

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

WHEREAS, Rules 1.1(2)(f) and (g) of the District’s Amended and Restated Rules of Procedure, adopted by virtue of Resolution 2020-01, contemplate that the District’s Board of Supervisors (“**Board**”) may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the District previously adopted Resolution 2013-04, which authorized the disbursement of funds for payment of certain expenses of the District without prior approval of the Board; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to repeal and replace Resolution 2013-04 to establish a revised policy governing the disbursement of funds without prior approval by the Board, as set forth below.

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

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are: (i) required to provide for the health, safety, and welfare of the residents within the District; or (ii) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses not exceeding \$5,000 with approval of the District's Amenity Manager;

2. Non-Continuing Expenses not exceeding \$10,000 with approval of the Chairperson of the Board, or in his or her absence, the Vice Chairperson; and

3. Non-Continuing Expenses not exceeding \$10,000 with approval of the District Manager.

C. Emergency Expenses. For emergency expenses exceeding the authorization in Section 1.B. above, and in the event that a meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board, or in his or her absence, the Vice Chairperson, or in his or her absence, the Secretary or any Assistant Secretary of the Board. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a Board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda

package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed. Further, upon its passage, this Resolution shall supersede Resolution 2013-04.

PASSED AND ADOPTED this 16th day of April 2025.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION VII
Subsection B - 1 - a

GETZ OUTDOOR SERVICES LLC



ABOUT US

Founded in 2018, Getz Outdoor is a family owned and operated Commercial Landscaping and Pressure Washing company. **At Getz Outdoor, we are proud to have our name attached to our clients.**

Getz Outdoor is one of the last few remaining “mom-and-pop” landscape service companies in the industry. Providing you the highest quality landscape management services, we partner with you to achieve mutual success.

OUR TEAM

We have grown rapidly since our opening in 2018. Opening our doors with only 2 team members to currently employing over 20 employees, we offer high quality landscape management services at competitive, low rates. Our experienced Team consists of arborists, technicians, mechanics, laborers and supervisors that hold a range of skills across varying fields and combined experience of over 40 years.

ACCOUNTABILITY

Accountability is the key to success. We provide you with free monthly reports inclusive of our daily checklist, photographs, priority areas as well as before and after pictures of work that has been completed. for the purpose of being on the same page and knowing what’s going on from all fronts with no lack of communication.

TRANSPARENCY

With accountability comes transparency. Providing you with our monthly report holds us accountable, however it also provides transparency. Openly communicating, providing honest feedback and sharing information in a timely manner is the key to building a long-term relationship with our clients.

We believe our core values, team-approach and partnership with clients have attributed to our **100% client retention rate.**

COMPLIMENTARY PRESSURE WASHING

It is of the utmost importance to Getz Outdoor to enhance the visual appeal of your community year-round. In addition to providing the landscape maintenance services outlined in the scope, as a valued client, we provide semi-annual clubhouse pressure washing, **free of charge to you.** As a valued client and teammate of a Getz Outdoor property, we offer pressure washing services to all residents and organizations within the community at a 25% discount.

Lakeside Plantation is a one-of-a-kind community, lined with beautiful foliage, any individual would be lucky to permanently reside here. I have personally completed many jobs on-site, walking every inch your community, I have a good understanding of what it will take to proudly put our name behind Lakeside Plantation CDDs. Enclosed for your consideration is our competitively priced bid for Landscape Maintenance Services.

Thank you for considering Getz Outdoor Services for your landscape needs.

Sincerely,

Austin Getz

Austin Getz
President/Owner
Getz Outdoor Services LLC

REFERENCES

We currently maintain 27 commercial properties from Sarasota to Pasco County.

Tampa Stress Free Property Management

Owner: Chris Mercer

c: 813.576.9052

18 commercial buildings under our supervision and maintenance for landscaping and pressure washing.

Omega Capital LLC

Owner: Carver Donaldson

c: 813.990.7737

5 commercial buildings under our supervision for landscaping and pressure washing.

Gator Property Management

Owner: James Sears

4 commercial buildings under our supervision for landscaping and pressure washing.

We provide a direct cell phone line, e-mail, person of contact and strive to be onsite same day with any issues that may arise. We do ask for a 24-hour notice to resolve any major issues.

**DESCRIPTION OF WORK AND SERVICES FOR LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES**

- A. General:
- a. The Contractor shall meet or exceed the expectations set by the Lakeside Plantation Community Development District by employing sound horticultural maintenance practices, installing high quality insect and disease free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).
 - b. The specifications listed below should be practiced in accordance with Best Management Practices (BMP) for Florida Green Industries.
 - c. Reference Material: Best Management Practices for Protection of Water Resources in Florida.
- B. The District desires that the Contractor provide **lawn maintenance** services to the specifications further defined below:
- a. **Mowing, Edging and Trimming:**
 - i. Contractor shall mow all turf areas weekly, beginning on April 1st and ending on October 31st. (the growing season). No more than 1/3 of the leaf blades shall be removed per mowing.
 - ii. Mowing shall only be performed with mulching mowers. Mower blades shall be sharp at all times to provide a quality cut. Mowing height shall be according to grass type and variety recommendations. Contractor shall leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, contractor shall distribute large clumps of clippings by blowing or by collecting and removing them. Contractor shall make every effort to avoid blowing cut grass into planting beds, ponds and drainage ditches. All sidewalks, pool decks, building entrances, etc. shall be blown clean during maintenance visit. During the non-growing season, from November 1st through March 31st, the Contractor shall perform the lawn maintenance every other week. Mowing shall include all properties belonging to the District, according to the Association's recorded plats, as well as the map included with the specification package.
 - iii. The Contractor shall police all areas as a condition of this agreement during each mowing and /or shrub trimming service. All trash, and common litter, such as but not limited to paper, cans, bottles, cups, etc. shall be removed from all turf and bed areas. The entire length of all hedge lines shall be inspected for trash and common litter during each maintenance service. All vegetative litter such as branches, piles of leaves,

etc, shall be removed as a condition of this agreement. The removal of larger, illegally dumped items may require a separate removal charge to the District.

- lv. If a mowing is missed due to incimate weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall detennine whether the credit or mowing at a later date shall be used.
- v. **Value of monthly mowing-\$5,869** . *The value of a single mowing consists of the following services: mowing, line trimming, hard and soft edging and blowing clean. In the event that all of these services are not completed due to inclement weather or unforeseen circumstances, the single mowing value shall be pro-rated for the services that were actually performed if a credit is to be provided to the District.*
- vl. Contractor shall hard edge all sidewalks, curbs, valve boxes, water meters, posts, bollards, tree rings and driveways bordered by grass at every mowing as well as line trim along walls, kiosks, utility boxes, and all other similar structures, including water control structures. Hard edging shall be performed with the edger held in a vertical position, in order to avoid a beveled edge. Hard edging shall be done with the blade running along the hard surface in order to avoid a gap between the hard surface and turf. Beveled edging and gaps left by poor edging are unacceptable conditions and shall be repaired by the Contractor.
- vll. Planting beds shall be edged with a power edger and/or line trimmer at every other mowing. Herbicide or any chemical treatment shall not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges. In order to prevent damage to irrigation pipe or similar pipe by maintenance equipment, non-selective herbicides may be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging.
- vm. Contractor shall clean all grass clippings and other debris from sidewalks, curbs, roadways, etc. after mowing operations have been completed. Grass clippings may be blown back on to the turf, if they are dispersed properly and not visible. Larger items such as pine needled and shrub clipping must be collected and disposed of offsite. Under no circumstances should clipping and debris be left uncollected overnight. Contractor shall not sweep, blow or otherwise dispose of clippings in streets, garden beds, waterways, or sewer drains.

- IX. The Contractor shall be required to use the properly sized mowing equipment. Any damage incurred to structures or the landscape by the use of any equipment shall result in the Contractor being assessed for necessary repairs or replacement of damaged items.
- x. Any lawn that dies or becomes weak or unsightly due (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from environmental conditions, water restrictions, (only if automatic irrigation is completely and legally banned by the State and/ or local authorities), and nematodes. The Contractor shall also repair or replace any turf that was damaged during regular maintenance procedures.
- x1. Any area of ¼ acre or less that is not shown on the maintenance map shall be maintained at no additional cost.

b. Turf Insect, Weed and Disease Control:

- i. The contractor shall inspect lawn areas each visit for indications of insect, weed and disease problems. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).
- ii. Upon confirmation of a specific problem requiring treatment, the contractor shall apply pesticides as needed. The contractor will keep records on pest identified and treatment(s) rendered for control.
- iii. All St. Augustine, zoysia, Bermuda or any other highly managed turf shall be maintained essentially weed free. Turf weeds shall be controlled with two applications of a pre-emergent herbicide per year, and regular spot treatments of post-emergent herbicides. Blanket treatments of post-emergent herbicides should be avoided unless absolutely necessary, in order to prevent the yellowing of desirable turf. Bahia turf weeds shall be treated when necessary with herbicides labeled for use on Bahia turf.
- iv. The Contractor is responsible for all insect control in the St. Augustine turf, the Bahia turf, or any other turf species, including infestations of chinch bug and mole cricket.
- v. Fire ant mounds in the turf shall be spot treated within forty-eight (48) hours of being reported. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.
- vi. Any lawn that dies or becomes weak or unsightly (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at

the sole cost of the Contractor.

- vi. Pesticide applications shall be made in accordance with the rules and regulations governing use of pesticides in Florida. The contractor shall post placards and notify pesticide-sensitive persons (if applicable) of the pesticide application. The pest control applicator will be operating under:

License #:

Expiration Date:

- vii. The Contractor's Pest Control Operators license(s) must be current at all times during the term of this contract. Failure to maintain a current license shall be deemed a breach of this contract, and the Contractor may be subject to termination.

c. Turf Fertilization:

1. Contractor shall be responsible for determining fertilizer formulations and application rates that shall result in a healthy, green, thick turf. A minimum of four annual applications shall be applied to all St. Augustine, Bunnada and Bahia turf or any other highly managed turf. All fertilizer applications shall be in accordance with state and local ordinances.

** This guide is for turfgrass fertilization under circumstances where a soil test does not exist. In order to properly apply the rate of P and K required, a soil test is required.*

2 applications of Complete fertilizer applied at 1.0 lbs N/1000 sq ft containing 50% soluble and 50% slow-release N

3 applications of Slow-release N applied at 1.0 lbs N/1000 sq.ft.

1 application of Soluble N applied at 0.5 lbs N/1000 sq.ft

Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/1000 sq ft). If the Fe is applied to an acidic soil, use one pound of iron sulfate per 1000 square feet. If the soil is calcareous, use the container label recommended rate of an iron chelate.

11. Bahia turf shall receive: Two complete annual fertilizer applications. 1 application of slow-release nitrogen and 1 application of soluble nitrogen.

Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

- iii. Do not apply near water, stonn drains or drainage ditches. Do not apply when heavy rain is expected.

C. The District desires that the Contractor provide **landscape plant maintenance** services to the specifications further defined below:

a. Fertilization:

i. Established shrubs, trees and groundcovers shall be fertilized three times per year. Two of the applications are scheduled for March and September. A third application shall be made during the summer.

ii. All ornamental shrub, trees and groundcover fertilizer applications shall be based on the results of two yearly ph tests.

- iii. Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application, with a fertilizer specifically labeled for palms. Palms less than 8 feet tall shall receive 2-5 lbs. per application four times per year. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed.

iv. Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommendations for South Florida.

v. Any tree, palm, shrub or groundcover, which dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor at the original installation size. This excludes damage from environmental conditions, water restrictions (only if automatic irrigation is completely and legally banned by the State and/ or legal authorities), and nematodes. **Insect, Weed and Disease Control:**

ii. The Contractor shall not be responsible for the replacement of any tree, shrub or groundcover that suffers damage from an insect or disease for which there are no effective control products, such as ganoderma, lethal yellowing and fusarium wilt, etc.

- iii. Fire ant mounds in the planting beds shall be treated within forty-eight

(48) hours of being repaired. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.

- iv. Weeds in beds or mulched areas shall be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week during the growing season and two weeks during the non-growing season. A light colored tracker dye shall be used with all Roundup (and comparable products) applications, in order to identify treated areas. Care should be taken not to get the blue tracker dye on structures.
- v. The Contractor shall schedule the control of bed and crack weeds so that the entire property is in an essentially weed-free state at all times. It shall not be an acceptable practice to perform weed control on a different section of the property each week.

b. Pruning:

- i. All Shrubs, groundcovers and vines shall be pruned with hand or power shears as needed to provide an informal shape, fullness and encourage blooming twelve times per year. **Shrubs in their flowering cycle shall not be pruned until blooming is complete, unless said shrub(s) is considered to be a safety hazard or presents an ingress/egress concern.** Shrubs, groundcovers and vines shall be trimmed on a schedule so that they always are in a neat and attractive condition. All signs and sight lighting shall be kept clear of vegetation at all times. Shrub pruning shall include all planting beds.
- ii. Palletto within the finished landscape shall be trimmed two times a year, in early spring and fall, unless requested otherwise. They shall be trimmed back as well as thinned out.
- iii. Renewal pruning shall be performed at least once a year, when necessary, in late winter/early spring, when danger of late season frost is less, and in mid-summer if necessary. Removal of up to ½ of the plants branching shall take place during this pruning. Ornamental grasses and all pertinent perennials shall be heavily cut back in the non-growing season (and in mid-fall if necessary). This shall ensure a healthy full plant in the growing season. This type of pruning will promote healthier interior growth, and bring the shrub back to its proper proportions. The Contractor shall remove all pruning litter. Upon mutual agreement, ornamental grasses and perennials may be divided at an additional cost to the District.
- iv. Palm pruning shall be performed one time per year to remove brown fronds, seed heads and loose boots on palms over 15 feet. Palms shall be pruned at a time of the year to be determined by the District. On the palms up

to fifteen feet, brown fronds, seed heads and loose boots shall be removed during regular maintenance visits. All appropriate palms shall be pruned at a 9 o'clock-3 o'clock position and loose boots shall be removed. "Hurricane" pruning is not acceptable. No pruning shall be done during or immediately following growth flushes. No herbicides shall be used for this purpose. The contractor shall remove all pruning litter and dispose of off- site.

- v. Contractor shall be responsible for the pruning of all tree branches up to a three-inch diameter, up to a height of 15 feet, to keep them off of the walls, roofs, building and gutters. All signs and sight lighting shall be kept clear of tree branches at all times. All moss hanging from trees shall be removed up to a height of 15 feet, as part of regular maintenance procedures. Branches shall be pruned just outside the branch collar and pruning paint *shall not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained from the ground up, at a uniform height. Contractor shall remove all branches from the property. All sucker growth and water sprouts shall be removed from the trees on a regular basis.
- vi. Crape Myrtles shall be reshaped once a year at the start of the growing season. Sucker growth, water sprouts, and crossing and/or rubbing branches shall be removed. The tree shall be maintained in its natural vase-shaped habit. It may be tipped back for height or to remove branches that are blocking light or touching structures.

- vii. There shall be no severe shaping and/or pruning of trees such as ligustrum, bottlebrush, crape myrtles and similar ornamental trees.

c. Mulching (optional)

i. The Contractor shall supply and install 600 cubic yards of pine bark mulch. Planting beds and tree rings shall be replenished once a year with pine bark, between November 15th and 30th. Tree rings should be no more than five foot in diameter, unless protruding tree roots necessitate making a larger ring. Every effort shall be made to maintain a consistent diameter of the tree rings. Bark shall be maintained at a minimum depth of 2 inches and a maximum depth of 3 inches. All curb, roadway and bed edges shall be trenched to help contain the applied mulch. Mulch shall not be placed directly against the trunks of plants. The Contractor shall be responsible for measuring all of the areas to be mulched. If the Contractor does not meet the minimum depth of mulch, they will be responsible to add the additional cubic yardage at the Contractor's expense.

- ii. All light posts, bollards, street signs shall not be mulched. The Contractor is to encourage the growth of turf in these areas. Mulching shall only be done in planting beds and trees, unless otherwise noted by the District.

D. The Contractor shall provide **seasonal color maintenance** services to the specifications further defined below:

a. Annual Flowers:

i. Installation and replacement of a total of 1150 annuals per change-out for a yearly total of 4600 units flowering annuals installed four times per year, every three months. The annual beds are located in the median of Plantation Blvd, the entrance and exit monuments as well as at the fountains along Toledo Blade Blvd. and at the front entrance to the Clubhouse. Major renovation of annual beds shall be accomplished once per year, at the start of the contract year. A potting mix specifically blended for annuals shall be used at this time. The potting mix shall be replenished with each change-out during the course of the year to maintain the annual bed depth. All the annual beds shall be raised at least eight inches with potting mix in order to maximize the health and visibility of the flower display. Four inch-potted annuals shall be planted on six to nine-inch centers, depending on the variety. Contractor shall be responsible to purchase, installation, and disposal of all debris. Any annual that dies or fails to thrive shall be replaced within three (3) business days at the Contractor's expense.

- ii. Annuals and perennial bedding plants shall be fertilized monthly, at a rate of 1/2 pound of nitrogen per 1,000 square feet of area every 3-4 weeks. An optional fertilizer schedule would use a slow-release fertilizer such as

Osmocote or Nutricote incorporated in the bed at planting, and applied thereafter according to label directions. Annuals shall be pinched and dead-headed as necessary in order to improve the density and prolong the blooming of the annuals. The Contractor shall be responsible for weed control. Beds shall be maintained essentially weed free. Pest control shall follow 1PM principles.

111. "All annuals subject to frost damage shall be covered by frost cloth when air temperature has the potential to damage the annuals. The cloth shall be removed when the danger of frost has passed.

E. The Contractor shall provide **irrigation maintenance** services to the specifications further defined below:

a. Irrigation Systems:

1. The Contractor shall inspect and test all components and zones of the irrigation system on all common areas on a monthly basis. The inspection shall be performed within the first ten (10) days of each month and the Contractor shall reset zone run times on a quarterly basis or more often if necessary, according to seasonal evapo-transpiration changes, while ensuring that each area is watered on the proper day, according to local watering restrictions. All contractually obligated repairs noted during the inspection shall be repaired as part of the irrigation inspection process. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the controller cover. The rain sensors shall be inspected annually prior to the May landscape inspection.
11. As a condition of this maintenance agreement, within sixty (60) days after the Contractor commences work, they shall furnish a color-coded "as-built" irrigation map to the District. The locations of all valves, mainline, and zones shall be designated on this map. All valve boxes shall be numbered and correspond to a number key on the map. Each timer shall have the zone number, the zone location and the zone run time posted within in.
111. "The Contractor shall provide written documentation to the District on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations. This report will be furnished within five (5) business days of the inspection being completed. The report shall include each well number, each zone, and each head type. **Adjustments and repairs such as head/emitter cleaning or replacement, filter cleaning, zone line leaks and breaks and controller adjustments shall be made at Contractor's expense. Any malfunctioning or broken spray head located within the turf shall be replaced with a 6-inch spray head. Any non-vertical head shall be straightened as a condition of this contract. The Contractor shall also raise any standpipes that are blocked by high vegetation as a condition of this contract. When applicable the vegetation may be trimmed instead.**

- 1v. The Contractor shall ensure that any drip irrigation tubing is buried under mulch and pinned into the soil.
- v. The Contractor shall ensure that all missing or broken valve covers are replaced, and covering their respective boxes at their expense. Any broken or missing valve box shall be replaced at the District's expense when applicable.
- v1. This work shall be completed during the irrigation inspection. The Contractor shall not be financially responsible for the repair or replacement of, irrigation timers, valve replacement, mainline breaks, and rain sensors or for the tracing of wires. A cost estimate must be supplied to the District within three (3) business days of discovering a billable irrigation repair.
- vn. The Contractor shall notify the District of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being performed. All non-emergency repairs that occur outside of the irrigation inspection date shall be made within three (3) business days. All emergency irrigation repairs shall be addressed within three (3) hours of issuance of a work order. The Contractor shall also be permitted to perform an emergency pump shutdown under these conditions, and return the following day to fully complete the repair. The Contractor shall provide the District with an after-hours emergency phone number. Stuck valves and broken mainlines are considered to be emergencies. Failure to meet these deadlines shall result in the Contractor being penalized during the next monthly inspection. During weekly maintenance, the Contractor shall note and report to the District any symptoms of inadequate or excessive irrigation, drainage problems, etc.

b. Pumping Systems:

1 Contractor shall inspect and maintain all pump components monthly, within the first ten (10) days of each month as part of this agreement. The District shall be responsible for the cost of any repairs. The Contractor shall be responsible for hiring and overseeing any company hired to perform work on the pumping system. Any repairs that are performed due to neglect by the Contractor shall be borne by the Contractor. The District shall be provided with a written cost estimate on pumping system repairs, before any work commences. All warranties associated with pumping components or repairs shall be assigned to the District.

- F. The Contractor shall provide **general site maintenance** services to the specifications further defined below:
 - a. **The District shall be notified upon the arrival of the Contractor. This includes visits for grounds maintenance, irrigation repairs, pesticide applications, or for any other reason.**
 - b. The Contractor shall be responsible for removing all debris, litter, from the job

site during each maintenance visit. In addition, all dog and large fowl excrement shall be removed from all paved surfaces such as sidewalks and parking areas. Contractor shall be responsible for the proper offsite disposal of this debris.

- c. Contractor shall control weeds in all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained essentially weed free. Accumulated road and sidewalk silt shall also be removed on a regular basis.
 - d. Contractor shall be responsible for debris cleanup from typical weather conditions.
 - e. Contractor shall not be responsible for any severe weather related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor shall provide the District with an hourly rate for supervisory and cleanup personnel. Upon mutual agreement normal contracted services may be exchanged for severe weather cleanup services.
 - f. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide and/or by mechanical means. This shall prevent the encroachment of the natural areas into the finished landscape. Initial large-scale wood line cutbacks shall be done at an additional cost to the District, and then maintained at no additional cost as a condition of this agreement.
 - g. Heavy leaf or pine needle accumulation shall be removed during the non-growing season no less than once a month. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the District. All leaves and pine needles shall be disposed of offsite.
 - h. Staked trees shall be re-staked and adjusted as necessary, as part of ongoing maintenance. Stakes shall be removed when approved by Contractor this excludes re-staking as a result of adverse weather conditions.
 - i. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist.
- E. The Contractor shall comply with the following **job site considerations** to the specifications further defined below:
- a. The Contractor shall provide the District with an after-hours emergency number for irrigation repairs, fallen trees, and any other emergency requiring immediate response from the Contractor.
 - b. All of the Contractor's personnel shall be fully uniformed with identifiable company name and /or logo, while they perform work at the job site. The site crew leader shall be uniformed differently in order to be easily identified. In addition, the District shall be assigned a single point of contact (an Account Manager) to address any horticultural or

administrative issues.

- c. Contractor shall abide by speed limits throughout the community.
- d. Contractor shall provide the District with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month by:
 - e. Contractor should use all due care to protect the property of the District, its residents, and landowners from damage. Care should be taken to not drive over any catch basins, French drains and decorative borders. The Contractor shall be responsible for the repair of all damage to walls, posts, sidewalks, backstops, and any other structure that results from the landscape maintenance operation. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- f. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds.
 - g. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

Lakeside Plantation CDD Landscape Proposal

Contractor: Getz Outdoor Services, LLC

Property: Lakeside Plantation

Address: 6407 BARKSDALE WAY RIVERVIEW, FL 33578

Address: 2800 Plantation Blvd
North Port, Florida 34289

Phone: 813-701-6831

Phone: 941-423-5500

Fax: 813-733-2552

Contact: Austin Getz

Contact: Jordan Lansford

Email: getzoutdoorservices@gmail.com

Email: jlansford@jms.tampa.com

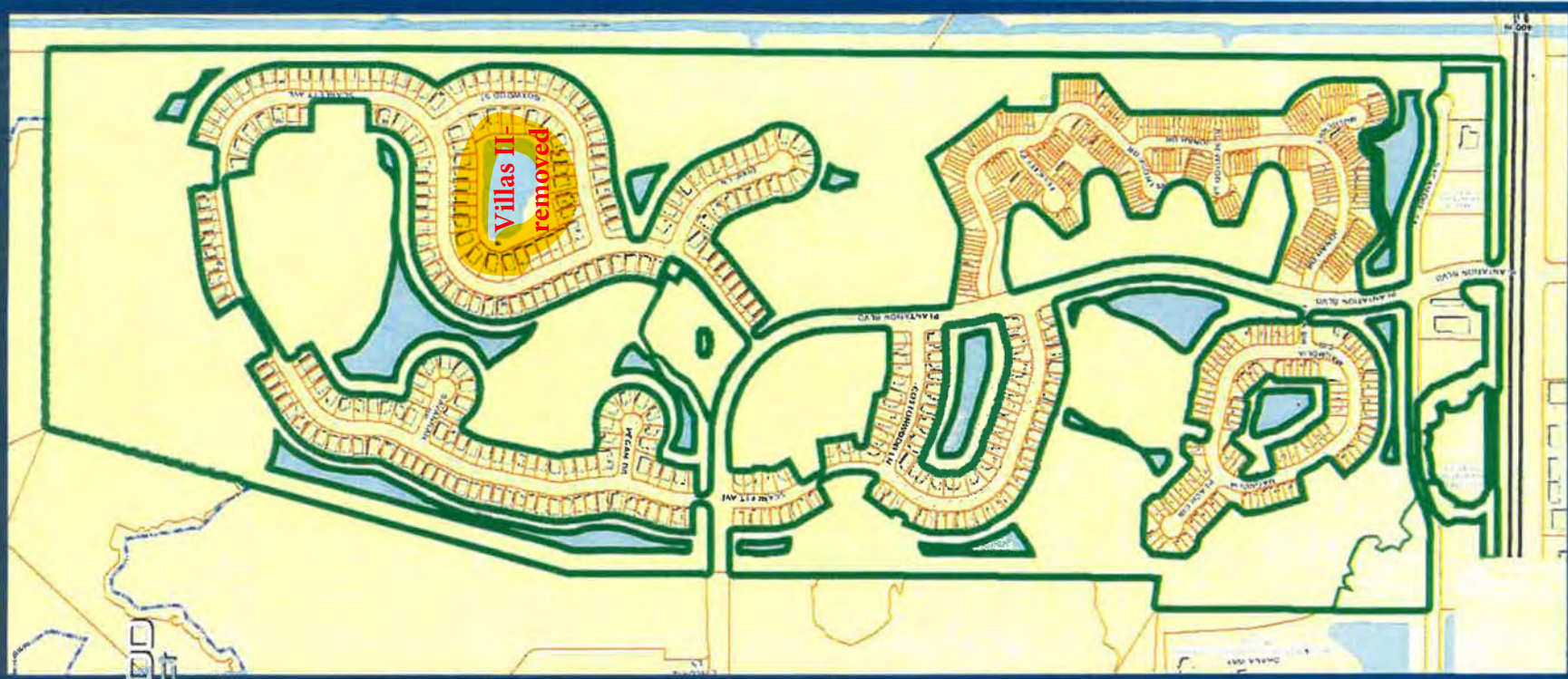
	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - Turf Maintenance/Detailing/Communication/Staffing	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$5,869.67	\$70,436.04
Pest Control/Fertilization (Component C) Tree/Shrub Fert/OTC/Drenching	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$1,370.57	\$16,446.84
Irrigation Maintenance (Component D) Irrigation Inspections	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00
Arbor Care/Hardwood Tree Trimming Labor/Palm Labor (Component E.1)	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
Pine Bark Mulch (Component E.2)	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$15,600.00
Seasonal Color(Supply/Install/Maintain) (Component E.3)	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$11,700.00
TOTAL FEE PER MONTH:	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$11,815.24	\$141,783

Supplemental Service Pricing	GETZ PRICING	CURRENT	SAVINGS PER UNIT
Additional Palm Trimming	\$50.00	\$55.00	\$5.00
2 inch valve labor & materials	\$445.00	\$450.00	\$5.00
1.5 inch valve labor & materials	\$245.00	\$250.00	\$5.00
500 Gallon water truck per hr.	\$145.00	\$150.00	\$5.00
7 G shrub supply & install (handwatered)	\$65.00	\$70.00	\$5.00
3 G shrub supply & install (handwatered)	\$19.00	\$20.00	\$1.00
St. Augustine sod strip/supply/install (400 sq ft min) per sq ft	\$1.50	\$1.50	\$0.00
1 G shrub supply & install (handwatered)	\$7.00	\$8.00	\$1.00
Pine Bark/Cypress Mulch installation per 50 cubic yd supply and install	\$2,900.00	\$2,900.00	\$0.00

GETZ PRICING	
2025- YEAR 1 TOTAL	\$141,782.88
2026- YEAR 2 TOTAL (3%)	\$146,036.37
2027- YEAR 3 TOTAL (3%)	\$150,417.46

CURRENT LMP PRICING	
2025	\$154,039.66
2026	\$157,890.60
2027	\$161,837.76

SAVINGS	
2025	\$12,256.78
2026	\$11,854.23
2027	\$11,420.30



 **Lakeside Plantation CDD**
Community Development District

Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289

LAKESIDE PLANTATION CDD MOWING GUIDE

SECTION VII
Subsection B - 1 - b

ESTIMATE

Getz Outdoor Services
 6407 Barksdale Way
 Riverview, FL 33578-3817

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
<http://Getzoutdoorservices.com>

**Lakeside Plantation CDD**

Bill to
 2200 Plantation Blvd
 North Port
 FL
 34289
 USA

Ship to
 Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Estimate details

Estimate no.: 1017
 Estimate date: 04/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Land clearing Lakeside Plantation CDD conservation line	Tree trimming/branch removal, weed trimming, overgrown vegetation removed from residents property line and uniformly trimmed to match CDD owned conservation line. All debris will be removed from property. This quote is for single family homes area for quarter 1.	1	\$14,532.00	\$14,532.00
Total						\$14,532.00

Accepted date

Accepted by

ESTIMATE

Getz Outdoor Services
 6407 Barksdale Way
 Riverview, FL 33578-3817

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
<http://Getzoutdoorservices.com>

**Bill to**

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Ship to

2200 Plantation Blvd
 North Port
 FL
 34289
 USA

Estimate details

Estimate no.: 1018
 Estimate date: 04/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Land clearing Lakeside Plantation CDD conservation line	Tree trimming/branch removal, weed trimming, overgrown vegetation removed from residents property line and uniformly trimmed to match CDD owned conservation line. All debris will be removed from property. This quote is for the townhomes area for quarter 2.	1	\$16,951.00	\$16,951.00
Total						\$16,951.00

Accepted date

Accepted by

ESTIMATE

Getz Outdoor Services
 6407 Barksdale Way
 Riverview, FL 33578-3817

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
<http://Getzoutdoorservices.com>

**Bill to**

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Ship to

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Estimate details

Estimate no.: 1019
 Estimate date: 04/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Land clearing Lakeside Plantation CDD conservation line	Tree trimming/branch removal, weed trimming, overgrown vegetation removed from residents property line and uniformly trimmed to match CDD owned conservation line. All debris will be removed from property. This quote is for the villas area for quarter 3	1	\$18,193.50	\$18,193.50
Total						\$18,193.50

Accepted date

Accepted by

ESTIMATE

Getz Outdoor Services
 6407 Barksdale Way
 Riverview, FL 33578-3817

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
<http://Getzoutdoorservices.com>

**Bill to**

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Ship to

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Estimate details

Estimate no.: 1020
 Estimate date: 04/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Land clearing Lakeside Plantation CDD conservation line	Tree trimming/branch removal, weed trimming, overgrown vegetation removed from residents property line and uniformly trimmed to match CDD owned conservation line. All debris will be removed from property. This quote is for the carriage home area for quarter 4.	1	\$18,193.50	\$18,193.50
Total						\$18,193.50

Accepted date

Accepted by

SECTION VIII

Subsection A - 1

Devon Poulos

1255 Jonah Dr
North Port, Florida 34289
941-202-9556

poulos786@gmail.com

ATTRIBUTES

Solution Oriented, Responsible, Caring, Loyal, Creative Problem Solver, Patient, Self Directed

EMPLOYMENT HISTORY

City of North Port Parks and Recreation November 2018-Present

Aquatics Manager January 2023- Present

- Develops and implements to aquatic facility operation and safety plans for the North Port Aquatic Center and satellite facilities such as the Atwater Community Park splash pad.
- Coordinates and manages all phases of assigned operations programs, events, and services.
- Assists in recruiting and hiring qualified lifeguards, instructors, and all other pool staff; directly supervises lifeguards, instructors, and other aquatic staff.
- Conducts training of staff in water safety, first aid, and CPR; ensures that all certifications of staff are maintained. Ensures high program standards are followed; provides regular in-service training to staff as needed.
- Supervises and evaluates assigned staff, including training and advising staff of rules and regulations, proper protocols, internal controls, and recreation management software (Rec Trac) utilization.
- Schedules and administers the work of assigned personnel to ensure aquatics facility is properly staffed, including tracking time and attendance.
- Ensures that the aquatic facility, including all systems and grounds are maintained in a clean and safe condition with the assistance of the Pool Technician. Ensures staff maintain proper pool chemical balance.
- Performs regular safety inspections of pools and equipment to reduce hazards and to provide maximum safety to the patrons.
- Coordinates and oversees the procurement of equipment and materials needed for aquatic facility and programs. Ensures warranty of new equipment is evaluated prior to repairs and replacements.
- Assists in the development of aquatic facility utilization and revenue goals, cost recovery expectations, and strategic plan initiatives.
- Assists with planning and monitoring of budget for activities, projects, programs, and services, including preparing and administering grants.

- Addresses issues pertaining to aquatic facility management and public participants.
- Prepares and compiles data for statistical summaries and reports related to Parks and Recreation activities and services.
- Works collaboratively with a variety of community organizations, schools, and citizens to provide programming and water safety education. Assists with the development and management of agreements to formalize partnerships with these organizations.
- Participates in the development of Parks & Recreation's goals and objectives as well as policies and procedures.
- Assist in the marketing of programs, events, services, and associated sponsorship procurement.
- Works with Lucity leads to develop and maintain facility specific automated work order system for service tracking and replacement planning.
- Serves as project manager for facility repairs, renovations, and improvements specific to aquatic operations. Works directly with outside contractors to ensure accuracy of work, cost effectiveness, aesthetics, and compliance with City policies. Tracks and reports project costs.
- Prepares and administers operating and capital improvement project budgets, performs cost analysis of services provided, and establishes performance measures.

Aquatics Supervisor February 2022- January 2023

- Assists the Parks and Recreation Manager in the development and administration of the aquatic facility operation plan.
- Coordinates and manages all phases of assigned operations programs, events, and services.
- Assists in recruiting and hiring qualified lifeguards, instructors, and all other pool staff; directly supervises lifeguards, instructors, and other aquatic staff.
- Conducts training of staff in water safety, first aid, and CPR; ensures that all certifications of staff are maintained. Ensures high program standards are followed; provides regular in-service training to staff as needed.
- Supervises and evaluates assigned staff, including training and advising staff of rules and regulations, proper protocol, and internal controls.
- Schedules and administers the work of assigned personnel to ensure aquatics facility is properly staffed, including tracking time and attendance.
- Assists front counter staff with helping customers, taking registrations, memberships, and answering questions related to the center and programs.
- Ensures that the aquatic facility, including all systems and grounds are maintained in a clean and safe condition with the assistance of the Pool Technician. Maintains proper pool chemical balance.
- Performs regular safety inspections of pools and equipment to reduce hazards and to provide maximum safety to the patrons.
- Coordinates and oversees the procurement of equipment and materials needed for aquatic facility and programs. Ensures warranty of new equipment is evaluated prior to repairs and replacements.
- Maintains recreation management software (Rec Trac) for all swim related activities and events.
- Coordinates and develops plans for community activities and use of the aquatic facility, including preparation and monitoring of rental agreements.

- Assists with planning and monitoring of budget for activities, projects, programs and services; including preparing and administering grants.
- Assists with swim meets, tournaments, and other special events.
- Survey patrons and evaluate programs to determine public needs and how to increase program efficiency and effectiveness; receives patron complaints and suggestions and responds appropriately.
- Addresses issues pertaining to aquatic facility management and public participants.
- Prepares and compiles data for statistical summaries and reports related to Parks and Recreation activities and services.
- Works collaboratively with a variety of community organizations, schools, and citizens.
- Participates in the development of Parks & Recreation's goals and objectives as well as policies and procedures.
- Assist in the marketing of programs, events, services, and associated sponsorship procurement.

Assistant Aquatics Supervisor January 2020- February 2022

- Develops, plans, promotes, implements and reviews a wide range of aquatic programs.
- Schedules staff to cover facility operations, programs and events.
- Recruits, trains, supervises, and evaluates staff on operational procedures and policies.
- Monitors program and/or facility budgets, tracks revenue, expenditures and procurement needs.
- Maintains recreation management software for all swim related activities and events.
- Coordinates and develops plans for community activities and use of the aquatic facility, including preparation and monitoring of rental agreements.
- Assists front counter staff with helping customers, taking registrations, establishing memberships, and answering questions related to the center and programs.
- Interacts with service providers, sponsors and City personnel on projects and programs.
- Provides general information to park and facility users.
- Supervises activities and enforces facility rules to ensure a safe environment.
- Ensures that medical assistance is readily available, including CPR, First Aid, and follows appropriate reporting requirements when necessary.
- Assists the Aquatics Supervisor in the procurement of equipment and materials needed for aquatic facility and programs. Ensures warranty of new equipment is evaluated prior to repairs and replacements.
- Generates reports; drafts memorandums and correspondence as needed.
- Maintains and tracks appropriate records and documentation.
- Inspects facilities for cleanliness and safety.
- Provides direct supervision of assigned staff, including coordination/training of volunteers.
- Assists in developing public relation strategies and promotional materials.

Head Lifeguard July 2019- January 2020

- Assists with maintaining a safe aquatic facility which may include providing work direction to staff, providing real time feedback and noting suggestions and comments for supervisor's review.
- Coordinates lifeguard placement and rotations during shift to ensure efficient guarding and safety.
- Acted as a lifeguard during Head Lifeguard shift, modeling standards and expectations throughout shift.
- Serves as first level contact responding and documenting incidents which may occur when other lifeguard staff need assistance.
- Supervised and/or completes housekeeping, general maintenance tasks and logs data/ creates reports as necessary.
- Provides quality customer service to patrons and participants.
- Assisted with implementation of in-service training sessions and swimming/ recreational programs and events.
- Instructed monthly in-service trainings.

Recreation Program Coordinator Nov. 2018- July 2019

- Develops, plans, promotes, implements and reviews a wide range of recreational programs, activities and special events.
- Schedules staff to cover various parks, facilities, programs and events.
- Recruits, trains and supervises staff on operational procedures and policies.
- Monitors program and/or facility budgets, tracks revenue and expenditures and procurement needs.
- Interacts with service providers, sponsors and City personnel on projects and programs.
- Inspects play areas, playgrounds and facilities for cleanliness and safety.
- Provides direct supervision of assigned staff, including coordination/training of volunteers.

Woodland Middle School August 2018- November 2018

Paraprofessional

- Assist in the supervision of students as assigned.
- Perform clerical duties as assigned.
- Assist in creating a safe learning environment.
- Implement classroom activities as directed.
- Assist staff members with behavioral management.
- Assist with the development of instructional materials.

- Intervene, when appropriate, to situations concerning discipline of students.

Sarasota Family YMCA- August 2017-August 2018

Behavior Intervention Specialist- Triad Alternative Program

- Coaching and development of at risk youth for a behavior management program
- Crisis de-escalation for at risk youth grades 6-12
- Instructed multiage middle school classroom with 48% ESE population in Social Emotional Learning Strategies
- Drove 14 passenger vehicle to ensure safety of students to and from school
- Liaison between parents, guardians and community partners such as Coastal Behavioral and Department of Juvenile Justice, First Step of Sarasota
- Trained new employees in the Behavior Intervention Specialist role
- Primary point of contact between counselors, parents, students and administrators
- Oversight of
- Conduct drug screening, backpack searches, personal searches

Manatee County Government BOCC -Jan. 2017- Aug. 2017

Recreation Coordinator

- Coordinated registration and collected fees for recreational programs.
- Answered general inquiries from the public about availability and use of equipment, facilities and programs; handles complaints.
- Assisted management in generating reports on registrant, program and revenue information.
- Assisted with administrative and supervisory aspects of assigned County recreational programs

North Port YMCA

Director of Youth Programs

Sep.2015 – Jan.2017

- Directed YMCA youth programs including Afterschool and Summer Camp exceeding 250children
- Managed staff of 8 direct reports
- Community liaison between public sector and nonprofit youth programs
- Accounting oversight, including receivables

- Maintained and developed a comprehensive budget of \$150,000.
- Supervised and developed aquatic programs.

Youth Programs Assistant Director

Aug.2012 – Sep.2015

- Facilitated sports programs for youth ages 6-12
- Processed payments for the programs department.
- Greeted and oriented customers to the program
- Assisted the Director with the management of staff and participants.
- Assisted with budgeting and developing new programs.
- Assisted with supervision of the facility pool.

Lifeguard

Sep.2012 – Jan.2017

- Ensured patron's safety.
- Customer Service
- Technical Work, including checking chemicals, adding chemicals, and balancing the water.

EDUCATION

Southern New Hampshire University – A.A. Degree completed 2018

B.A. in Interdisciplinary Studies 2022

MBA-Public Administration. Est Completion Fall 2024

CERTIFICATIONS

CPRE- Certified Parks and Recreation Executive (Current through 2026)

AFO- Aquatics Facility Operator (Current through 2029)

American Red Cross Lifeguard Certified

Lifeguard Instructor

Lifeguard Instructor Trainer

Water Safety Instructor

First Aid/CPR/AED Instructor

SECTION VIII

Subsection A - 2

March 7, 2025

Ms. Jordan Lansford
Governmental Management Services

Dear Ms. Lansford:

Attached please find my resume for consideration to become a CDD Board Member in Lakeside Plantation.

I have been a resident for 4 years, am a registered voter in the state and have attended a vast majority of the CDD Meetings.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

Glenn Raymond

GLENN RAYMOND
1509 SCARLETT AVENUE
NORTH PORT, FL 34289
RAYMONDGD13@GMAIL.COM
518-866-3818

Skills Summary

An avid reader, computer literate and a proven history of successful negotiations.

Syracuse University

Syracuse, New York

BA – Business Administration

Experience

Publix Supermarkets

Currently work part time for Publix Supermarkets to keep active, the socialization of meeting people and keeping a foot in the working world.

Schroeder and Company

Construction Manager of Sales which involved estimating, contract negotiations and hiring and supervising sub-contractors.

US Surgical Corporation

Taught surgical stapling procedures

SECTION VIII

Subsection C

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Lakeside Plantation Community Development District:

- 1. The following persons were elected to the offices shown, to wit:

_____	is appointed Chairman
_____	is appointed Vice Chairman
Jordan Lansford	is appointed Secretary/Assistant Treasurer
Hannah Henry	Treasurer
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Darrin Mossing	is appointed Assistant Treasurer
Savannah Szozda	is appointed Assistant Treasurer
Alexandra Wolfe	is appointed Assistant Treasurer
Amanda Ferguson	is appointed Assistant Secretary
Jason Greenwood	is appointed Assistant Secretary
Richard McGrath	is appointed Assistant Secretary

PASSED AND ADOPTED THIS 16th DAY OF APRIL 2025

ATTEST

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman / Vice Chairman

SECTION X

Subsection C - 1

Lakeside Plantation Community Development District

Amenity Management Report

04/16/2025



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC



Lakeside Plantation
Community Development District

Amenity Management Report
April 16, 2025

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, January 19th, 2025

Amenities Events and Tennis Revenues from March1, 2025 were \$2965.00 resulting in a plus of \$2115.37 for the month.



Recent Updates to the Community

- All sidewalks throughout the community have been grinded and repaired. Pat Lavoy, John Williams(Contractor) and myself did the final walk through on 4-2-2025 inspecting everything. Everything looks wonderful. Mr. Williams did at least 30 other areas at no charge to us.**
- Pergolas at the entrance are nearing completion with just a bit more of painting to be done. We are getting numerous compliments on the entrance. It looks great and so much more inviting.**



Work in Progress

--I have received and attached to agenda three quotes to have all the pavers cleaned and resealed around the Clubhouse and Pool area.

--I have received a quote to hook up a washer and dryer combo for the clubhouse. This is to do all the plumbing and electrical. We are in desperate need for this project as the employees and volunteers have to take all table covers and kitchen linens home to launder. I had contacted 2 other local plumbers and have not received any calls back.

Staff Requests

Employees and Volunteers are requesting the washer and dryer.



Conclusion

For any questions or comments regarding the above information or any future maintenance requests or concerns, please email:

LakesidePlantationAmenityManager@gms-tampa.com

Respectfully,

**Harold Myers
Amenity Manager**



SECTION X

Subsection C - 2

ESTIMATE

**MS Service Solutions & Project
Management LLC**
11225 Estia Dr Unit 177
Bradenton, FL 34211-2388

msservicesolutionsswfl@gmail.com
+1 (845) 326-7308
msservicesolutionsllc.com

**Bill to**

Harold Myers
2200 Plantation Blvd.
North Port, FL 34289

Ship to

Harold Myers
2200 Plantation Blvd.
North Port, FL 34289

Estimate details

Estimate no.: 0310202511
Estimate date: 03/27/2025
Expiration date: 04/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Paver Clean & Seal	Prepare surface to be sealed using a combination of professional surfactant and degreasers to remove stains. Apply two coats of professional grade water based sealer.	1	\$4,427.28	\$4,427.28
2.	Surface Cleaning	Pavers surrounding the clubhouse. Pre-treat surface with our specialized cleaning solution. Surface clean area to remove organic build up. Rinse and post treat surface for sparkling results.	1	\$975.00	\$975.00
3.	Surface Cleaning	Same service as above for all concrete walkways surrounding pool area.	1	\$0.00	\$0.00
4.	PREMIER SERVICE PACKAGE	We use professional soft wash and pressure cleaning equipment for superior results. Landscape and property protection. We use a specialized chemical neutralizer to ensure your landscape, property or the environment isn't harmed during cleaning.	1	\$0.00	\$0.00
5.	Subtotal	Subtotal			\$5,402.28
				Total	\$5,402.28

Note to customer

Expiry
date

04/30/2025

Fleet Kleen: Pressure Washing & Paver Sealing

9040 Town Center Parkway
 Lakewood Ranch, FL 34202
 +19417230086
 Support@fleetkleenservice.com
 https://www.fleetkleenservice.com/



Estimate

ADDRESS

Harold
 Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

SHIP TO

Harold
 Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

ESTIMATE # 17480**DATE 03/19/2025****ACTIVITY****QTY****RATE****AMOUNT****Pavers & Sealing:SP:SP**

1

4,250.00

4,250.00

Clean & Seal Pavers of Community Pool Deck, Front & Back Patio Pavers,
 and Connecting Walkways

* Day1: Pressure Cleaning

* Day 2: Two coats of premium sealant in the open area and one coat of
 premium sealant in the covered areas

Note: Fleet Kleen will also clean the pool house building at no additional
 charge with the completion of this project in May 2025

Standard Payment Terms

- * Bank transfer or check payable to Fleet Kleen
- * Credit Cards with 3.5% processing fee
- * Deposit of 50% for projects over \$1000.00
- * Balance due on the day of project completion

SUBTOTAL

4,250.00

TAX (7%)

0.00

TOTAL**\$4,250.00**

This quote is valid for 30 days (unless otherwise stated) and
 must be submitted with an executed Fleet Kleen Customer
 Agreement. Note: Advising Fleet Kleen to proceed with
 and/or acceptance of any services is Client
 acknowledgement the "Fleet Kleen Customer Agreement"
 provided herewith has been read, understood, and the
 Client agrees to be bound by all of the terms of the
 agreement.

Accepted By

Accepted Date



1050 Corporate Ave
Unit 108
North Port FL 34289

QUOTE

March 25, 2025

GMS Management
Harold Myers
941-423-5500
lakesideplantationamenitymanager@gms-tampa.com

Re: Lakeside Plantation; 2800 Plantation Blvd. North Port, FL
PRICING:

Pool Deck Seal	\$ 5,690.00
Clubhouse Strip & Seal	\$ 7,890.00
Strip & Seal under Gazebo on Pool Deck	<u>\$ 415.00</u>

*Areas that are exposed to sun more frequently will need to be sealed typically every two years.
Areas that are not as exposed to sunlight will usually need resealing every three years.

Grand Total **\$13,995.00**

We attempt to meet or beat any written quotes from other licensed and insured companies.

Terms: Written contract to be provided. Deposit required, prior to start of project & final payment due within one week of completion after satisfactory walk around with designated assignee or property manager. Water to be provided on site or via water meter. Please note we use water saving technology therefore will have little waste and highest efficiency possible. Schedule: To be determined. We will work as efficiently as possible and once started will continue until completed.

Insurance: Proof of liability and worker's compensation insurance available upon request. This quote is good for 90 Days. Confirmation of acceptance or denial is appreciated. Any questions please call us at (941) 697-6886 or email hooverpressure@gmail.com visit us at www.hooverpressure.com. We are licensed, insured and carry workers compensation. We are happy to provide these upon request and prior to work beginning. If bid accepted, we would provide written contract. We service from Lakewood Ranch to Punta Gorda.

Concrete/Flatwork – We utilize a commercial grade surface cleaner to thoroughly clean most flat surfaces. In addition, a 10-15% solution chlorine to 85-90% water is misted onto the surface areas and is followed by a thorough rinse & clean with 100% water for removal of dirt & fungus. It is safe and effective on all surfaces. Should we need to change to a different or hand system due to condition of surface, we automatically will do so with no price increase. Sealing of Pavers – Consists of the thorough cleaning of all pavers to be sealed, with a final rinse to remove debris. Lastly, a flood coat of SilaCast® is applied to ensure there is a heavy coat of sealer to lock in the sand in between the pavers, giving the pavers of a slight sheen. This surface will not be slippery when wet. SilaCast® is a water-based sealer



1050 Corporate Ave
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North Port FL 34289

not to be confused with toxic solvent-based sealers. We will re-sand as needed. This product may not be used over an existing non-water-based seal. The previous product must be removed in order for the SilaCast® to adhere to the paver surface.

Thank you for the opportunity to work in your community. We have been in business for over 28 years, we are licensed and insured. We offer plant friendly services with attention to detail that no other company can exceed. We always stand behind our workmanship and offer a quality job from start to finish. We do our best to cater to any special request, including before and after photos and reporting of any areas of concern while onsite. Our crew is able to handle any job, large or small, in a time effective manner. Covering plants is not necessary with the cleaning solutions used by our company. No matter what type of job we do for you we offer a plant guarantee, that's how confident we are in being The Plant Friendly People®. We are always available as a great source of information and are happy to answer any questions regarding our services.

Thank You,

Missy Ordiway – Will Tanguay, Owners

Cathie Reichel – Carina Chindamo, Office Staff

Please do not hesitate to contact us for any additional questions or information. We are proud members of the North Port Chamber of Commerce.