

**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, **August 20, 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
Ken Saul	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary
Devon Poulos <i>by Zoom</i>	Assistant Secretary

Also present:

Amanda Ferguson	GMS
Sarah Sandy	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Residents	

The following is a summary of the discussions and actions taken at the August 20, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ferguson called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were in attendance, with the exception of Mr. Perry, and three present in person.

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)*

Ms. Ferguson opened the public comment period. Mr. Bob Sixt of 1274 Jonah Drive recalled that there used to be flowers on the island and now there were weeds. Mr. Saul confirmed that the Board discussed not having flowers and allowing the island to grow over. Mr. Myers was planning on meeting with Mr. Austin Getz from Getz Outdoor. There being no further comments, Ms. Ferguson closed the general audience comments period.

FOURTH ORDER OF BUSINESS**District Engineer**

Ms. Ferguson noted that there was no reason for the District Engineer to attend the meeting.

FIFTH ORDER OF BUSINESS**Business Administration**

- A. Approval of Minutes of the June 18, 2025 Meeting**
- B. Approval of Check Registers**
 - 1. June 2025 – July 2025**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the minutes of the June 18, 2025 meeting, June and July Check Registers, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the Minutes of the June 18, 2025 Meeting and June and July 2025 Check Registers were approved as presented.

SIXTH ORDER OF BUSINESS**New Business Items**

- A. Public Hearing Regarding the Budget for Fiscal Year 2026 and the Imposition of Operation & Maintenance Assessments to Fund the Budget for Fiscal Year 2026**

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Public Hearings on the Adoption of the Fiscal Year 2026 Budget and the imposition of Operation & Maintenance special assessments to fund the Fiscal Year 2026 Budget were opened.

Ms. Sandy reported that there were two public hearings currently being held by the Board-one on the budget for next fiscal year, as well as the assessments that would be levied in order to fund that budget. Discussion of the proposed budget was on prior agendas several times, with the proposed Budget included in the agenda packages and posted on the CDD's website. Based on the Proposed Budget that the Board previously approved, the Fiscal Year 2025/2026 Operations and Maintenance (O&M) Budget runs from October 1, 2025 through September 30, 2026. It includes the General Fund for both administrative and field service. There were also specific budgets for the outstanding bonds and debt service payments that would be due in the upcoming fiscal year, as well as the Capital Reserve Fund for future capital improvements. O&M assessments would be levied in order to fund the General Fund and Capital Reserve Funds portions of the Budget and there were separate assessments that were levied to fund the debt service due on the two outstanding series of bonds and would continue to be levied until the bonds mature. Ms. Ferguson pointed out that there was no increase in assessments. Mr. Poulos was shocked to see how much money was invested back this year and the state that the District was in since the last meeting, as \$490,000 in capital outlay; was put back into the community, which was remarkable, but would like to eventually see lower assessments. If they did not have any storms this year, Mr. Poulos stated he would like for the Board to look at if they could lower the amount that they were placing into the capital reserve, but residents should be happy that they were even funding it, because two to three years ago, no money was being reserved. However, at this time, there were no assessment increase and hopefully someday, they could have a substantial decrease.

Mr. LaVoy agreed, as the community looked good, but they still had some large expenditures, such as the pond reclamation and road re-paving, which were in excess of \$2.2 million. This would need to be done in the next five years and they needed to start saving for it. However, Mr. LaVoy felt that they were in good shape for this year, as all of the big capital projects were completed and next year they would be able to fund it again, in order to do the repaving. Ms. Ferguson estimated at the end of Fiscal Year 2026, with some typical expenses, they should have at least \$600,000 in capital reserves, but the District was in a better position now with the insurance. Mr. Saul questioned the insurance deductible. Mr. LaVoy indicated it was \$2,500 excluding hurricanes. The bottom line was there was no change in assessments and

there would be a decent reserve in October of \$600,000, with no large capital expenses. They were putting out a great product, thanks to Mr. Myers doing a great job with the Clubhouse and having rentals on a regular basis. Ms. Sandy pointed out that the purpose of the CDD, was to maintain the assets, which the Board and Mr. Myers excelled with. The public was invited to make comments on both the Fiscal Year 2026 Budget and the Levy of O&M Assessments to fund the same. A Resident questioned the interest rate on the Capital Reserve Fund. Ms. Ferguson would provide it.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the Public Hearings on the Adoption of the Fiscal Year 2026 Budget and the imposition of Operation and Maintenance special assessments to fund the Fiscal Year 2026 Budget was closed.

1. Consideration of Resolution 2025-09 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations

Ms. Ferguson presented Resolution 2025-09, Adopting the Fiscal Year 2026 budget, which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2025-09 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations was adopted.

2. Consideration of Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Ferguson presented Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll, which was included in the agenda package. Ms. Sandy indicated that it lays out the collection methods that were utilized. Almost all of the assessments were on-roll and would be placed on the County Property Tax Bill for payment and collection. However, there were one or two that the District directly sends an invoice for. The mechanism for the enforcement for those directly collected assessments was foreclosure if they were not paid.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

B. Approval of Property Insurance Package of Fiscal Year 2026

Ms. Ferguson presented a statement outlining all of the District assets, which was included in the agenda package. The purpose was to ensure that everything was covered. They also meet with the insurance company on occasion, to tour the facilities, ensuring if there were upgrades, they were accounted for. Mr. LaVoy pointed out that he and Mr. Myers met with the insurance company and their Risk Assessment Manager, walking the entire site and going over every line item, placing values that were more in line with today's prices. Everything was covered and Mr. LaVoy felt good about this insurance package. Mr. Poulos noted that Mr. LaVoy did a great job.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the property insurance package for Fiscal Year 2026 was approved.

C. Consideration of Resolution 2025-11 Election of Officers

Ms. Ferguson requested that the Board appoint her as Secretary and Assistant Treasurer, for check signing purposes and appoint Ms. Hannah Greenwood as Treasurer, since her last name changed upon getting married. This was only a formality.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor, Resolution 2025-11 appointing Ms. Amanda Ferguson as Secretary and Assistant Treasurer and Ms. Hannah Greenwood as Treasurer was adopted.
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D. Consideration of Resolution 2025-12 Adopting the Annual Meeting Schedule for Fiscal Year 2026

Ms. Ferguson presented Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2026, which was the same as the prior year, for meetings on the third Wednesday of each month at 6:00 p.m. The exhibit was the standard notice that they would place in the newspaper. There would be no December Board meeting. Mr. Poulos asked if they should remove the July 1st meeting or make that decision closer to the meeting. Mr. LaVoy preferred to leave it for now.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor Resolution 2025-12 Adopting the Annual Meeting Schedule for Fiscal Year 2026 was adopted.

E. Consideration of Audit Engagement Letter for Fiscal Year 2025

Ms. Ferguson presented an audit engagement letter for Fiscal Year 2025 from Grau & Associates, which was included in the agenda package. The letter appears to be consistent with the pricing that the Board approved in the past. This was just a formality in order for Grau & Associates to start the audit.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Audit Engagement Letter with Grau & Associates for Fiscal Year 2025 was approved.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- A Resident agreed with Mr. Sixt, that the end caps on the parkway look horrible. He lived in the community since July of 2004 and they always had flowers and at this time, there were weeds.
- Mr. James Netzel of 2396 Savannah Drive reported when mowing the CDD area around the ponds, the landscaper was blowing all of the grass into the ponds, causing algae growth. All they needed to do, was blow it in a different direction. Mr. Myers indicated that this was on his list to follow up with the landscaper tomorrow. Mr. Saul would have Mr. Myers discuss the flowers or permanent shrubs with them.
- A Resident questioned where they stood with the maintenance of the tennis courts. *Ms. Ferguson indicated that this item was on the agenda.*
- Ms. Donna Keller of 2395 Savannah Drive recalled that the end caps of the islands have been discussed at more than one meeting and it was decided not to put flowers in there, because the flowers looked bad and did not do well. Instead, it was going to be grassed over, which she agreed with. Natural plants were

recommended, which live longer and do not require watering. *Mr. Myers would discuss with Getz Outdoor whether to go with grass or native plants.*

- A Resident questioned the original purpose of the bond. *Mr. LaVoy explained that it was used to put in the infrastructure of the community. Ms. Sandy indicated that the community infrastructure included things like the roads, the Clubhouse and sewer. The Resident asked if the bonds could be refinanced if interest rates ever come down. Ms. Ferguson explained that the bonds could potentially be refinanced, but CDDs have to reach certain thresholds in order to do so. Mr. LaVoy recalled that the bond would be paid off in 2031. Homeowners had the option to pay their share of the bond off today. Ms. Sandy pointed out that the benefit of paying it off, was not to pay the remaining interest. Ms. Ferguson indicated that any resident could email her for a payoff quote.*
- Mr. Mark Donley of 1755 Scarlett Avenue noticed someone spraying weed killer behind homes, but not behind his. The grass was 12 feet high and his water view was shrinking. *Mr. LaVoy reported that the ponds expanded with the amount of rain. They were not spraying for weeds. They were putting in bio-solids to control the water. Ms. Ferguson pointed out that the grasses were beneficial to the ponds, to help stabilize the slopes for erosion control. Mr. Sabol recalled that Solitude comes in once a month to spray. They did a wonderful job and were doing what they could to control them.*
- Ms. Brea Dantin of 1848 and 1623 Scarlett Avenue noted a section of sidewalk between 1848 Scarlett Avenue and Plantation Boulevard that was sinking, as water was pooling. *Ms. Ferguson confirmed that they would look into this.*

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy did not have anything to report.

B. Amenity Manager

1. Report

Mr. Myers reported that revenues for the month of June were \$1,221. In June of 2025, revenues were \$3,082, with an increase of \$1,861. In June of 2024, revenues were \$275, but this was during the transition period where nothing was going on. In July of 2025, revenues were \$2,187, for an increase of \$1,912. He emailed Ms. Greenwood this morning, to get the true figures on the tennis and Clubhouse rentals. In 2023, before they were in-house, tennis revenues were \$13,722, versus \$17,044 for last year. To date, they were at \$19,442 for the tennis program, which they were happy about. The Clubhouse rentals in 2023, generated \$1,805, versus \$2,986, last year. To date, they were at \$10,088. All of the Palm and Oak trees around the Clubhouse and on the Boulevard, have all been completed. The tree service did a good job, as everything was lifted up and all fresh and beautiful looking. All of the irrigation has been tested and repaired by Getz Outdoor. Everything was working except for Zone C. All of the tall invasive grasses and weeds were cleared out of the wetlands by the townhomes, three weeks ago, by Solitude. Two new ceiling fans were installed in the multi-purpose room, to replace ones that were not working and were now up and running. All of the pavers around the swimming pool, have been power washed and a new sealer was applied. The pool was finally opened, even though there was some work to do, as far as putting the dirt back in and fencing around the equipment. He was obtaining a quote to power wash the sidewalks in front of the Clubhouse, from the stop sign on Scarlett Avenue to the corner and in front of all of the preserve areas.

**a. Clubhouse Sound System Proposal from Pro Audio Services
Liaison TCS, Inc. - \$14,972.79**

Mr. Myers presented a proposal from Pro Audio Services for a sound system in the Clubhouse, in the amount of \$14,972.79, which was included in the agenda package. The original estimate was to replace all of the speakers and microphones, which amounted to \$28,000 to \$30,000, but he was able to cut this amount in half, by utilizing existing microphones or purchasing them from Amazon. They could do the work right away. This was necessary with the renovation of the Clubhouse, as they had memorials and baby showers. Mr. Poulos asked if Pro Audio Services were confident that the speakers were not the problem and the issue was with the sound system itself. Mr. Myers confirmed that was the case, as the system was pulled in and out so much and many of the components were not working. They were able to make the current one work, but it was slowly deteriorating. Mr. LaVoy was in favor of moving ahead with a new one, as it would generate revenue. Mr. Sabol agreed, as the current one had issues for the past 10

years. Ms. Ferguson pointed out if they charged an additional fee for the sound system, they must update the rates.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Pro Audio Services for a Clubhouse sound system in the amount of \$14,972.79 was approved.

Mr. LaVoy questioned the timetable on the installation of the sound system. Mr. Myers confirmed that they were four weeks out, but would contact them tomorrow morning, to see if there were any cancellations.

b. Pool Furniture Proposals

i. Horizon Casual, Inc. - \$25,565.29

ii. Pool Furniture Supply - \$31,365.13

Mr. Myers presented proposals for new pool furniture from Horizon Casual, Inc., in the amount of \$25,565.29 and Pool Furniture Supply, in the amount of \$31,365.13, which were included in the agenda package. This was at the request of the Board at the last meeting, to seek additional proposals, as they only had the one proposal from Horizon Casual. Other than the proposal from Pool Furniture Supply, Mr. Myers obtained a proposal online, which was close to \$50,000. Therefore, he recommended the proposal from Horizon Casual, as they were a good company to work with, did custom made furniture and were four to six weeks out on getting the order in. Mr. LaVoy asked if they were a Florida company. Mr. Myers confirmed that both companies were Florida companies. A Resident questioned what they would be getting. Mr. Myers indicated there would be 30 swing loungers, six new 42-inch round fiberglass tabletops with umbrella holes, 30 Estero dining chairs, 14 small aluminum side tables, to be placed between the loungers, six 9-foot acrylic fiberglass umbrellas and six concrete umbrella bases. Mr. LaVoy was in favor of having new pool furniture, as their current furniture was old with many broken straps. Mr. Poulos pointed out that Horizon Casual's proposal included sales tax. Mr. Myers confirmed that the total amount without sales tax would be \$24,016.50. A Resident questioned what they would be doing with the old furniture. Mr. LaVoy stated they would try to sell it.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the proposal with Horizon Casual, Inc. for new pool furniture in the amount of \$24,016.50 (excluding tax) was approved.

c. Pool Fence Proposals

- i. Fence Outlet - \$4,664 Commercial Grade/\$6,074 Industrial Grade**
- ii. All American Fence & Gate, Inc. - \$4,780**

Mr. Myers presented proposals for a pool fence from Fence Outlet, in the amount of \$4,664, for a commercial grade fence with a 5-foot gate and \$6,074, for an industrial grade fence and All American Fence & Gate, for a commercial grade fence, in the amount of \$4,780, which were included in the agenda package. The fence would go around all of the new pool equipment. It extended further than before, due to all of the updated equipment. Mr. Myers was more impressed with Fence Outlet than with All American Fence & Gate. Mr. Sabol asked if an industrial grade fence was white. Mr. Myers confirmed that it would be a special order, if they went with a white fence and would take six weeks to arrive, but if they went with black or bronze, the fence could be installed immediately. Mr. Sabol felt that it should be white to match the other fence. Mr. LaVoy pointed out that the only difference between the commercial and industrial fence, was the pickets and rails were slightly larger, but did not want to spend the money for an industrial fence, as no one would be jumping on it and it was only protecting the equipment. The Board agreed. Mr. Saul was hesitant to go with Fence Outlet, as he had prior issues with them several years ago. Mr. LaVoy recalled that they used All American Fence & Gate for the fence around the shed and they did a great job. Mr. Myers was more impressed with the salesperson for Fence Outlet. When he had an issue the other day with the measurements, they came back out right away with no issues and their office was in North Port.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Fence Outlet for a commercial grade fence in the amount of \$4,644 was approved.

d. Tennis Court Resurfacing

- i. Discussion Regarding Mor Sports Proposal**
- ii. Consideration of Proposal from Welch Tennis for Court Resurfacing**

Ms. Sandy recalled at the last meeting, the Board approved a proposal with Mor Sports for the tennis court resurfacing; however, after looking into Mor Sports further, receiving additional feedback and hearing about potential issues that other Districts had with them, District staff, working with the chair, decided to bring the proposals back to the Board to reconsider whether to move forward with the Mor Sports proposal or consider a new proposal from Welch. Mr. LaVoy reported that the biggest issue that he and Mr. Myers had with Mor Sports, was that they did not return his phone call. The District would receive their deposit back, which was a good thing, but with the issues that other Districts had, he and staff decided to recommend to the Board to rescind the proposal. Welch Tennis was more expensive, but they were the best and did a good job. Mr. Poulos questioned the price difference. Mr. Myers confirmed that the proposal from Welch Tennis was \$41,600. Ms. Ferguson pointed out that the District Engineer raved about Welch Tennis. The proposal from Mor Sports was \$28,000.

Mr. LaVoy MOVED to rescind the proposal from Mor Sports for the tennis court resurfacing and Mr. Saul seconded the motion.

Mr. LaVoy pointed out that the tennis courts must be resurfaced, as it was a liability, they had many tennis players, it must be done right and the season was coming up quickly. Mr. Myers indicated that he would call Welch first thing in the morning to see what their options were, as they had a couple of scenarios. If it was approved two weeks ago, the resurfacing would not be completed until the last week in October. However, tennis matches were starting on October 27th, but they could work something out with the tennis teams about doing the work during the Thanksgiving holiday, when many people would be gone and there would be no matches or between Christmas and New Years.

On VOICE VOTE with all in favor rescinding the proposal from Mor Sports for the tennis court resurfacing was approved.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Welch Tennis for the tennis court resurfacing in the amount of \$41,600 was approved.

Mr. Myers pointed out that it was good to have the revenues that they had so far this year and if they continued to build on it, the tennis court resurfacing would pay for itself.

e. Resume from Tennis Pro to Provide Tennis Lessons for the District

Ms. Ferguson received a resume from the Tennis Pro to provide tennis lessons for the District, which was included in the agenda package. Mr. Myers indicated that Mr. Bill Roumy, a full-time tennis player recommended Mr. Robert Carroll, who he was impressed with. Mr. Carroll was very aggressive, as far as building his tennis teams and offered to help their maintenance team with the courts. He wanted to hold seven hours of workshops, in order to generate more revenue. The prior pro was on the old regime's payroll and it was a mess. Mr. Myers suggested offering Mr. Carroll 85%, like they do with swimming lessons and having the Board take 15% of the tennis lesson sales, as the District was still receiving the \$10 daily fee. In total, the District would receive \$20 each time Mr. Carroll did a lesson, plus an additional 15%. Mr. LaVoy was amenable to receiving any revenue, as they were giving Mr. Carroll the opportunity to build a business on their courts, but preferred to offer Mr. Carroll 25%. Mr. Saul wanted to meet in the middle and give him 20%. Mr. LaVoy felt that 25% was fair. Mr. Myers pointed out that Mr. Carroll was willing to put his time into these workshops and the CDD was going to receive money off of that. Mr. Poulos agreed 100% with Mr. LaVoy, on giving Mr. Carroll 25% to start with, as he was coming onto their property, but then reducing it, if his business takes off, and the CDD still had to fund the maintenance of the courts. Ms. Sandy pointed out that, if the Board wanted to move forward, Mr. Carroll would be an independent contractor and would have his own insurance and a non-exclusive License Agreement with the District, for him to utilize the tennis courts. *There was Board consensus for Ms. Sandy to work with Mr. Myers and bring back a License Agreement to the Board.*

2. Grounds Maintenance Report

a. Monster Pools Pool Service Report

b. Getz Outdoor Monthly Report

Mr. Myers presented the Getz Outdoor Monthly Report, which was included in the agenda package. There was no report from Monster Pools. Mr. Myers reported that there were some issues with Getz Outdoor over the past couple of weeks, which was why he was meeting

tomorrow morning with them. The items that were discussed during audience comments, would be part of that. They were still transitioning over and would continue to work with them, to ensure that they were maintaining these areas and were held accountable. He was not receiving monthly reports from Monster Pools, but he received a report every Monday, Wednesday and Friday, when the technician was completed their job. There were no concerns. Mr. Saul questioned the status of the Bougainvillea, as the irrigation was supposed to be corrected. Mr. LaVoy confirmed that the irrigation was corrected. They would purchase the Bougainvillea themselves and either plant them or have Getz Outdoor assist with it. Mr. Saul requested that Mr. Myers speak to Getz Outdoor about the end caps and obtain a quote. Mr. LaVoy felt that the little plants were a waste of money, preferred to have good Florida perennials and requested that Mr. Myers obtain a proposal. Mr. Saul suggested that Mr. Myers speak to Getz Outdoor first and go from there. Ms. Sandy noted an advantage to using Getz Outdoor over soliciting proposals from other potential vendors is Getz Outdoors's contract with the District would govern their work, potentially providing the District with more remedial rights such as warranties. Mr. LaVoy wanted one person to be responsible for it.

3. Consideration of Proposals for Transformer Rebuild
a. Viking Electric
b. Sargent's Electric

Mr. Ferguson presented proposals for a new transformer rebuild from Viking Electric, in the amount of \$14,285.33 and Sargent's Electric, in the amount of \$16,677 for the transformer and service the equipment or \$9,309 to replace the transformer only, which were included in the agenda package. Mr. LaVoy met with both vendors. Everything that was upfront by the gas station behind the Palm trees, was completely corroded, which the District was cited by the City of North Port for, this Summer. Viking Electric made temporary repairs, which were fine, but now they had to make permanent repairs and recommended the proposal from Viking Electric, as they were their current electrician, did good work and their price was fair. When Mr. Myers needed them, they were here the same day. Mr. Poulos questioned what the transformer was powering. Mr. LaVoy recalled that it powered all of the irrigation and lights.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal from Viking Electric for a transformer rebuild in the amount of 14,285.33 was approved.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Sabol stated according to some real estate people that he spoke with, who were in the vicinity, this area was running 35% in sales than any other community. Therefore, when they attribute all of the money that they put forth in everything that they have done, it was paying off. A Resident felt that they were secluded, which was nice, but asked if there was any more planned development. Mr. Poulos pointed out that a great deal of development was going to occur on Toledo Blade Boulevard, as North Port was only 35% built out and most of the building was occurring on two sections of the city: out east or out west. The problem with North Port, was that 88% of all people commute out of the city for work, every single day. There would not be many sit-down restaurants in the general vicinity, as there would not be a base of people to support those restaurants. However, Toledo Blade would be a busy corridor with many restaurants and businesses. Mr. LaVoy recalled that a new regional hospital was going in on Sumter Boulevard and reported that he would be on vacation for a couple of weeks, as his son was getting married. Mr. Poulos congratulated Mr. LaVoy on his son and noted that he would attend the next meeting via Zoom, as he would be away for a conference. He was excited to hear the revenue numbers from Mr. Myers and felt that the team was doing a fantastic job. This was a 20-year-old community and they were dealing with 20 plus year old community problems. They may be a couple of years behind on some things, because unfortunately, prior Boards, did not deal with problems for the future, but they were now catching up, to keep the community up to speed.

TENTH ORDER OF BUSINESS

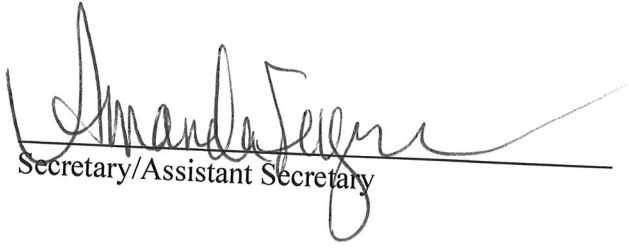
**Next Regularly Scheduled Board Meeting
is Wednesday, September 17, 2025 at 6:00
p.m. at Lakeside Plantation Clubhouse**

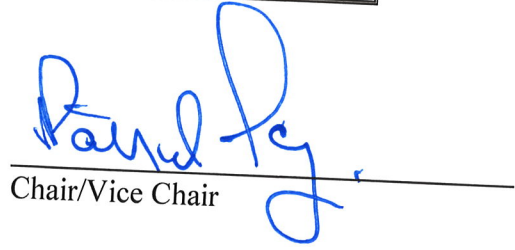
Ms. Ferguson reported that the next regularly scheduled Board meeting was Wednesday, September 17, 2025 at 6:00 p.m. at the Clubhouse.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor
the meeting was adjourned at 7:17 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair