

*Lakeside Plantation
Community Development District*

Agenda

August 19, 2020

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 12, 2020

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, August 19, 2020 at 6:00 p.m. via Zoom; by following this link <https://zoom.us/j/95206446653> or by calling in via (646) 876-9923 and entering the Meeting ID: 952 0644 6653.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. District Engineer's Report
- IV. Unfinished Business
- V. New Business Items
 - A. Public Hearing on Fiscal Year 2021 Budget
 - i. Consideration of Resolution 2020-08 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
 - B. Public Hearing on Imposing Special Assessments
 - i. Consideration of Resolution 2020-09 Imposing Special Assessments and Certifying an Assessment Roll
 - C. Consideration of Third Addendum to Agreement with Bloomings Landscape and Turf Management, Inc. for Landscape and Irrigation Maintenance Services
 - D. Consideration of First Addendum to Agreement with Relion Solutions, LLC for Security Patrol Services
 - E. Ratification of Invoice with MG Electrical Developers, Inc.
 - F. Ratification of Proposal with Zoller Engineering, LLC
 - G. Approval of Fiscal Year 2021 Meeting Schedule
- VI. Business Administration
 - A. Approval of Minutes of July 15, 2020 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

The second order of business is the Audience Comments on Specific Items on the Agenda. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the District Engineer's Report. There is no back-up material.

The fourth order of business is Unfinished Business. Any unfinished business will be presented under this item.

The fifth order of business is New Business. Section A opens the public hearing on the Fiscal Year 2021 budget. Section 1 is consideration of Resolution 2020-08 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Section B opens the public hearing on imposing special assessments. Section 2 is consideration of Resolution 2020-09 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review. Section B is consideration of third addendum to agreement with Bloomings landscape and turf management, Inc. for landscape and irrigation maintenance services. A copy of the agreement is enclosed for your review. Section C is consideration of first addendum to agreement with Relion Solutions, LLC for security patrol services. A copy of the addendum is enclosed for your review. Section D is ratification of invoice with MG Electrical Developers, Inc. A copy of the invoice is enclosed for your review. Section E is ratification of proposal with Zoller Engineering, LLC. A copy of the proposal is enclosed for your review. Section F is approval of Fiscal Year 2021 meeting schedule.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the July 15, 2020 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

The eighth order of business is Staff Reports. Section B is the District Manager's Report. Section 1 is the Actions Items List for your review.

Staff will provide any additional reports at the meeting. Additional support material may be provided under separate cover or distributed at the meeting, and the balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

George S. Flint
District Manager

Cc: Michael Eckert, District Counsel
Sarah Sandy, District Counsel
Andy Tilton, District Engineer
Brent Burford, District Engineer
Nathan Trates, Amenities Manager
Heather Alexandre, Vesta

Enclosures

SECTION V

SECTION A

SECTION 1

RESOLUTION 2020-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Lakeside Plantation Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020, and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakeside Plantation Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 1999)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2020.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY 2020/2021

Lakeside Plantation

Community Development District

Proposed Budget

Fiscal Year 2021



Lakeside Plantation
Community Development District

Table of Contents

General Fund - Income Statement	Pages 1-2
General Fund - Narrative	Pages 3-8
Capital Reserve Fund - Income Statement	Page 9
Debt Service Fund - Income Statement	Page 10
Series 1999 Bond Amortization	Page 11

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021**

General Fund

Description	Adopted Budget FY2019	Actuals as of 09/30/19	Adopted Budget FY2020	Actuals as of 06/30/20	Projected Next 3 Months	Total Projected 9/30/20	Proposed Budget FY21
Revenues:							
Tennis Club	\$ 20,000	\$ 14,433	\$ 20,000	\$ 13,240	\$ 266	\$ 13,506	\$ 20,000
Activities	\$ 10,000	\$ 7,153	\$ 10,000	\$ 4,529	\$ 327	\$ 4,856	\$ 10,000
Clubhouse Rentals	\$ 3,000	\$ 4,700	\$ 5,000	\$ 800	\$ -	\$ 800	\$ 5,000
Miscellaneous	\$ 1,500	\$ 1,528	\$ 1,500	\$ 393	\$ -	\$ 393	\$ 1,500
Interest Earnings	\$ 50	\$ 42	\$ 50	\$ 32	\$ 11	\$ 43	\$ 50
Operation & Maintenance Assessments	\$ 656,520	\$ 649,185	\$ 686,794	\$ 695,510	\$ -	\$ 695,510	\$ 686,794
Beginning Fund Balance	\$ 25,847	\$ -	\$ 19,346	\$ 27,710	\$ -	\$ 27,710	\$ 28,257
Total Revenues	\$ 716,917	\$ 677,041	\$ 742,690	\$ 742,214	\$ 604	\$ 742,818	\$ 751,602
Administrative:							
Supervisor Fees	\$ 11,000	\$ 9,800	\$ 11,000	\$ 5,400	\$ 2,800	\$ 8,200	\$ 11,000
District Manager	\$ 37,132	\$ 37,132	\$ 38,246	\$ 28,685	\$ 9,561	\$ 38,246	\$ 38,246
District Counsel	\$ 25,000	\$ 40,190	\$ 25,000	\$ 19,214	\$ 6,405	\$ 25,619	\$ 25,750
District Engineer	\$ 10,000	\$ 22,661	\$ 10,000	\$ 11,683	\$ 2,000	\$ 13,683	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 750	\$ 250	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,400	\$ 4,084	\$ 4,400	\$ 3,578	\$ 1,193	\$ 4,771	\$ 4,771
Audit Fees	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,185	\$ -	\$ 3,185	\$ 3,185
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 2,173	\$ 1,500	\$ 622	\$ 207	\$ 830	\$ 1,500
General Liability Insurance	\$ 6,300	\$ 5,749	\$ 6,000	\$ 5,792	\$ -	\$ 5,792	\$ 6,371
Legal Advertising	\$ 1,500	\$ 1,855	\$ 1,500	\$ 1,207	\$ 395	\$ 1,602	\$ 1,700
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 1,472	\$ 1,900	\$ 1,134	\$ 150	\$ 1,284	\$ 1,900
Property Insurance	\$ 9,100	\$ 8,219	\$ 8,700	\$ 8,968	\$ -	\$ 8,968	\$ 9,865
Information Technology	\$ 1,300	\$ 1,299	\$ 2,500	\$ 975	\$ 250	\$ 1,225	\$ 1,300
Total Administrative	\$ 114,007	\$ 139,509	\$ 115,621	\$ 91,367	\$ 23,211	\$ 114,578	\$ 120,763
Operations:							
Personnel Services (Management Contract)	\$ 168,100	\$ 174,155	\$ 174,706	\$ 131,028	\$ 43,676	\$ 174,704	\$ 179,945
Road & Sidewalk Repairs & Maintenance	\$ 5,000	\$ 2,495	\$ 2,500	\$ 3,601	\$ -	\$ 3,601	\$ 2,500
Common Area Renewal & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 214	\$ -	\$ 214	\$ 5,000
Street Light/Decorative Light	\$ 10,000	\$ 319	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Landscape Maintenance - Contract	\$ 91,860	\$ 91,780	\$ 91,860	\$ 68,895	\$ 22,965	\$ 91,860	\$ 91,860
Landscape Maintenance - Other	\$ 5,000	\$ 10,335	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Mulch	\$ 10,740	\$ -	\$ 10,740	\$ -	\$ 5,370	\$ 5,370	\$ 10,740
Irrigation Maintenance	\$ 3,000	\$ 6,089	\$ 3,000	\$ 3,631	\$ 835	\$ 4,466	\$ 4,500
Lake Maintenance	\$ 14,000	\$ 14,746	\$ 14,000	\$ 8,694	\$ 4,998	\$ 13,692	\$ 14,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 6,739	\$ 9,000	\$ 4,955	\$ 1,689	\$ 6,644	\$ 9,000
Water Utility Services - Entrance Feature	\$ 4,000	\$ 1,118	\$ 4,000	\$ 269	\$ 690	\$ 959	\$ 4,000
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 589	\$ 3,000	\$ 813	\$ 350	\$ 1,163	\$ 3,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Landscape Inspection Services	\$ 3,300	\$ 3,300	\$ 3,420	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ 2,500	\$ 402	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Total Operations	\$ 340,500	\$ 312,068	\$ 334,726	\$ 222,101	\$ 86,073	\$ 308,174	\$ 338,045

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021**

General Fund

Description	Adopted Budget FY2019	Actuals as of 09/30/19	Adopted Budget FY2020	Actuals as of 06/30/20	Projected Next 3 Months	Total Projected 9/30/20	Proposed Budget FY21
Clubhouse:							
Activities	\$ 19,000	\$ 21,597	\$ 20,000	\$ 12,917	\$ 200	\$ 13,117	\$ 20,000
License/Fees	\$ 1,140	\$ 1,990	\$ 1,200	\$ 688	\$ 512	\$ 1,200	\$ 1,200
General Supplies	\$ 10,000	\$ 7,590	\$ 10,000	\$ 7,371	\$ 1,545	\$ 8,916	\$ 10,000
Maintenance	\$ 15,000	\$ 16,736	\$ 14,000	\$ 7,528	\$ 2,509	\$ 10,037	\$ 14,000
Office Supplies	\$ 3,500	\$ 2,122	\$ 3,500	\$ 880	\$ 293	\$ 1,173	\$ 3,500
Public Communication	\$ 1,500	\$ 1,262	\$ 1,500	\$ 1,010	\$ 337	\$ 1,346	\$ 1,500
Pest Control	\$ 600	\$ 600	\$ 600	\$ 450	\$ 150	\$ 600	\$ 600
Security	\$ 1,500	\$ 2,419	\$ 1,500	\$ 657	\$ 219	\$ 876	\$ 1,500
Security Patrol	\$ -	\$ -	\$ 30,273	\$ 16,940	\$ 5,040	\$ 21,980	\$ 30,274
AED	\$ 300	\$ -	\$ 300	\$ 481	\$ -	\$ 481	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 5,252	\$ 5,500	\$ 3,909	\$ 1,425	\$ 5,334	\$ 5,500
Janitorial Supplies	\$ 3,000	\$ 2,267	\$ 3,000	\$ 2,299	\$ 766	\$ 3,066	\$ 3,250
Electric Utility Services - Clubhouse	\$ 16,000	\$ 12,945	\$ 14,000	\$ 7,635	\$ 2,946	\$ 10,581	\$ 14,000
Gas Utility	\$ 250	\$ 148	\$ 250	\$ 109	\$ 36	\$ 146	\$ 250
Garbage Collection	\$ 2,000	\$ 1,988	\$ 2,100	\$ 1,349	\$ 545	\$ 1,895	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,194	\$ 4,400	\$ 2,633	\$ 878	\$ 3,511	\$ 4,400
Electric Utility Services - Tennis Courts/Pool	\$ 16,500	\$ 11,384	\$ 16,000	\$ 8,652	\$ 2,884	\$ 11,536	\$ 16,000
Pool Cleaning	\$ 9,720	\$ 9,720	\$ 9,720	\$ 6,760	\$ 2,960	\$ 9,720	\$ 9,720
Pool Maintenance - Other	\$ 10,000	\$ 9,392	\$ 10,000	\$ 9,576	\$ 424	\$ 10,000	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 4,561	\$ 5,000	\$ 4,605	\$ 395	\$ 5,000	\$ 5,000
Tennis Courts - Programs	\$ 3,500	\$ 2,920	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Water Utility Services - Tennis Courts/Pool	\$ 4,000	\$ 4,834	\$ 6,000	\$ 4,587	\$ 645	\$ 5,232	\$ 6,000
Total Clubhouse	\$ 132,410	\$ 122,922	\$ 162,343	\$ 101,035	\$ 26,460	\$ 127,495	\$ 162,794
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 100,000	\$ 130,000	\$ 65,000	\$ 99,314	\$ 164,314	\$ 130,000
Total Other Expenditures	\$ 130,000	\$ 100,000	\$ 130,000	\$ 65,000	\$ 99,314	\$ 164,314	\$ 130,000
Total Expenditures	\$ 716,917	\$ 674,498	\$ 742,690	\$ 479,503	\$ 235,058	\$ 714,560	\$ 751,601
Excess Revenue (Expenditures)	\$ -	\$ 2,543	\$ (0)	\$ 262,711	\$ (234,454)	\$ 28,257	\$ 0

* Reflects beginning fund balance less FY21 operating reserves of \$130,000.

O&M Assessments				Increase / (Decrease)
Product Type	FY 2019	FY 2020	FY 2021	
Commercial	\$8,767	\$9,171	\$9,170.90	\$0
Multi-Family	\$732	\$766	\$765.66	\$0
Single-Family	\$1,084	\$1,134	\$1,134.31	\$0
Villa	\$867	\$907	\$907.45	\$0

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2021

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Hopping, Green & Sams.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2021

Audit Fees

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Property Insurance

The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Operations:

Personnel Services (Management Contract)

The District currently has an agreement with Vesta Property Services to provide Amenity Center Management Services, Facility Maintenance Services and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Road & Sidewalk Repairs & Maintenance

Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract

The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs. The monthly and annual amounts are as follows:

Vendor	Monthly	Annual
<i>Bloomings</i>	<i>\$7,655</i>	<i>\$91,860</i>
<i>Total</i>		<i>\$91,860</i>

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2021

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

Mulch

Represents the replacement of mulch in the landscape beds and the playground.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
<i>Solitude</i>	<i>Various Lakes</i>	<i>\$966</i>	<i>\$11,592</i>
<i>Contingency</i>			<i>\$2,408</i>
<i>Total</i>			<i>\$14,000</i>

Electric Utility Services - Entrance Feature

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
<i>04126-05586</i>	<i>2200 Plantation Blvd #FNTN</i>	<i>\$600</i>	<i>\$7,200</i>
<i>Contingency</i>			<i>\$1,800</i>
<i>Total</i>			<i>\$9,000</i>

Water Utility Services - Entrance Feature

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
<i>43123-154658</i>	<i>2200 Plantation Blvd</i>	<i>\$100</i>	<i>\$1,200</i>
<i>Contingency</i>			<i>\$2,800</i>
<i>Total</i>			<i>\$4,000</i>

Repairs & Maintenance - Entrance Feature

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Miscellaneous Tools & Equipment

The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

Landscape Inspection Services

The District has contracted with Performance Standard Assurance to inspect the landscape maintenance services.

Traffic Enforcement

The District will occasionally contract with the City of North Port Police Department to provide occasional traffic enforcement.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2021

Clubhouse:

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, personnel, etc.

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly cleaning and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Public Communication

The District subscribes to local newspaper, Wall Street Journal, etc.

Pest Control

The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Plantation Blvd	\$150	\$600
Total		\$600

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$147	\$588
Contingency			\$912
Total			\$1,500

Security Patrol

Represents the estimated cost for hiring security guards to patrol the amenity center.

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Frontier, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Account #	Quarterly	Monthly	Annual
15 4331 0624684505 03		\$380	\$4,560
1470874	\$106		\$424
Contingency			\$516
Total			\$5,500

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2021

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	\$1,000	\$12,000
<i>Contingency</i>			\$2,000
<i>Total</i>			\$14,000

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd *POOL*	\$12	\$144
<i>Contingency</i>			\$106
<i>Total</i>			\$250

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	\$168	\$2,016
<i>Contingency</i>			\$84
<i>Total</i>			\$2,100

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	\$200	\$2,400
<i>Contingency</i>			\$2,000
<i>Total</i>			\$4,400

Electric Utility Services - Tennis Courts/Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	\$1,100	\$13,200
<i>Contingency</i>			\$2,800
<i>Total</i>			\$16,000

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2021

Pool Cleaning

The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

Location	Monthly	Annual
<i>2200 Plantation Blvd</i>	<i>\$810</i>	<i>\$9,720</i>
<i>Total</i>		<i>\$9,720</i>

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Tennis Courts - Programs

Represents cost associated with operating tennis court programs.

Water Utility Services - Tennis Courts/Pool

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
<i>43123-154656</i>	<i>2200 Plantation Blvd</i>	<i>\$450</i>	<i>\$5,400</i>
<i>Contingency</i>			<i>\$600</i>
<i>Total</i>			<i>\$6,000</i>

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021**

Capital Reserve Fund

Description	Adopted Budget FY2020	Actuals as of 06/30/20	Projected Next 3 Months	Total Projected 9/30/20	Proposed Budget FY21
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 130,000	\$ 65,000	\$ 97,718	\$ 162,718	\$ 130,000
Interest Earnings	-	3,858	1,286	5,144	-
Carry Forward Surplus	324,810	377,698	-	377,698	436,741
Total Revenues	\$ 454,810	\$ 446,556	\$ 99,004	\$ 545,560	\$ 566,741
Expenditures:					
Clubhouse Exterior Building Elements	\$ -	\$ -	\$ -	\$ -	\$ 52,983
Property Site Elements	\$ 53,818	\$ 74,038	\$ 28,781	\$ 102,819	\$ 29,453
Clubhouse Interior Elements	-	-	-	-	-
Pool Elements	-	6,000	-	6,000	-
Reserve Component Inventory	-	-	-	-	-
Reserve Study	-	-	-	-	-
Contingency	-	-	-	-	-
Total Expenditures	\$ 53,818	\$ 80,038	\$ 28,781	\$ 108,819	\$ 82,436
Excess Revenue (Expenditures)	\$ 400,992	\$ 366,518	\$ 70,223	\$ 436,741	\$ 484,305

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2021	130,000	82,436	462,901	484,305	21,404
Fiscal Year 2022	132,000	3,878	597,347		
Fiscal Year 2023	134,000	135,587	602,919		
Fiscal Year 2024	136,000	87,400	659,046		
Fiscal Year 2025	138,000	62,521	742,886		

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021**

Series 1999 Debt Service Fund

Description	Adopted Budget FY2020	Actuals as of 06/30/20	Projected Next 3 Months	Total Projected 9/30/20	Proposed Budget FY21
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 177,774	\$ -	\$ 177,774	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Interest Income	\$ -	\$ 774	\$ 258	\$ 1,032	\$ -
Beginning Fund Balance (1)	\$ 63,325	\$ 60,129	\$ -	\$ 60,129	\$ 65,611
Total Revenues	\$ 248,073	\$ 247,518	\$ 258	\$ 247,776	\$ 250,359
Expenditures:					
Interest- 11/1	\$ 51,083	\$ 51,083	\$ -	\$ 51,083	\$ 48,303
Principal- 5/1	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ 85,000
Interest- 5/1	\$ 51,083	\$ 51,083	\$ -	\$ 51,083	\$ 48,303
Total Expenditures	\$ 182,165	\$ 182,165	\$ -	\$ 182,165	\$ 181,605
Excess Revenue (Expenditures)	\$ 65,908	\$ 65,353	\$ 258	\$ 65,611	\$ 68,754
(1) Beginning Fund Balance is net of reserve funds of \$57,727.48					Interest Payment 11/1/2021 \$ 45,349

Debt Service Assessments				Increase /
Product Type	FY 2019	FY 2020	FY 2021	(Decrease)
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021
Series 1999 Bonds

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/20	1,390,000		6.950%	48,302.50	179,385.00
05/01/21	1,390,000	85,000	6.950%	48,302.50	
11/01/21	1,305,000		6.950%	45,348.75	178,651.25
05/01/22	1,305,000	95,000	6.950%	45,348.75	
11/01/22	1,210,000		6.950%	42,047.50	182,396.25
05/01/23	1,210,000	100,000	6.950%	42,047.50	
11/01/23	1,110,000		6.950%	38,572.50	180,620.00
05/01/24	1,110,000	105,000	6.950%	38,572.50	
11/01/24	1,005,000		6.950%	34,923.75	178,496.25
05/01/25	1,005,000	115,000	6.950%	34,923.75	
11/01/25	890,000		6.950%	30,927.50	180,851.25
05/01/26	890,000	125,000	6.950%	30,927.50	
11/01/26	765,000		6.950%	26,583.75	182,511.25
05/01/27	765,000	135,000	6.950%	26,583.75	
11/01/27	630,000		6.950%	21,892.50	183,476.25
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,390,000		647,045	2,168,128

SECTION B

SECTION 1

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020, and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the

whole assessment shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced by mandamus or other court action, or pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[SIGNATURE ON NEXT PAGE]

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2020.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget FY 2020/2021
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

SECTION C

**THIRD ADDENDUM TO AGREEMENT BETWEEN
THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND
BLOOMINGS LANDSCAPE AND TURF MANAGEMENT, INC. REGARDING
THE PROVISION OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

THIS ADDENDUM (“Addendum”) is made and entered into this _____, 2020, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Sarasota County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

Bloomings Landscape and Turf Management, Inc., a Florida corporation whose address is 5824 Bee Ridge Road, #165, Sarasota, Florida 34233 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the Parties previously entered into that Agreement between the Parties Regarding the Provision of Landscape and Irrigation Maintenance Services, on May 15, 2017, as amended on May 16, 2019 (“**Agreement**”); and

WHEREAS, the District desires to extend the terms of the Agreement for an additional sixteen (16) months; and

WHEREAS, Contractor desires to accept such extension of terms of the Agreement; and

WHEREAS, the Parties now desire to amend the Agreement consistent with the terms expressed herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Addendum, the Agreement is hereby amended as follows:

1. **DESCRIPTION OF WORK AND SERVICES.** The term of the Agreement is hereby extended for an additional sixteen (16) months through September 30, 2021 (“**Extension Period**”). The duties, obligations and responsibilities of Contractor during the Extension Period shall remain consistent with the original terms of the Agreement and any Exhibits thereto.

2. **COMPENSATION.** The compensation for services provided during the Extension Period shall remain the same as set forth in Section 3 of the Agreement.

3. **AGREEMENT IN EFFECT.** This Addendum amends the Agreement only to the extent provided herein, and otherwise the Agreement remains in full force and effect and all of the terms of the Agreement apply to this Addendum.

4. **AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the

Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

5. COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties execute this Addendum to be effective the day and year first written above.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Secretary

By: _____
Chairperson

ATTEST:

**BLOOMINGS LANDSCAPE AND
TURF MANAGEMENT, INC.**

By: _____
Its: _____

By: _____
Its: _____

SECTION D

**FIRST ADDENDUM TO AGREEMENT BETWEEN
THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND
RELION SOLUTIONS, LLC REGARDING THE PROVISION OF
SECURITY PATROL SERVICES**

THIS ADDENDUM (“Addendum”) is made and entered into this _____, 2020, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Sarasota County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

Relion Solutions LLC, a Florida limited liability company, whose mailing address is 21378 Glendale Avenue, Port Charlotte, Florida 33952 (“**Contractor**,” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the Parties previously entered into that Agreement between the Parties Regarding the Provision of Security Services, on September 16, 2019 (“**Agreement**”); and

WHEREAS, the District desires to extend the terms of the Agreement for an additional twelve (12) months; and

WHEREAS, Contractor desires to accept such extension of terms of the Agreement; and

WHEREAS, the Parties now desire to amend the Agreement consistent with the terms expressed herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Addendum, the Agreement is hereby amended as follows:

1. DESCRIPTION OF WORK AND SERVICES. The term of the Agreement is hereby extended for an additional twelve (12) months through September 30, 2021 (“**Extension Period**”). The duties, obligations and responsibilities of Contractor during the Extension Period shall remain consistent with the original terms of the Agreement and any Exhibits thereto.

2. COMPENSATION. The compensation for services provided during the Extension Period shall remain the same as set forth in Section 3 of the Agreement.

3. AGREEMENT IN EFFECT. This Addendum amends the Agreement only to the extent provided herein, and otherwise the Agreement remains in full force and effect and all of the terms of the Agreement apply to this Addendum.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the

Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

5. COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties execute this Addendum to be effective the day and year first written above.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Secretary

By: _____
Chairperson

ATTEST:

RELION SOLUTIONS, LLC

By: _____
Its: _____

By: _____
Its: _____

SECTION E

INVOICE

INVOICE #2901
DATE: JULY 27, 2020

Lakeside Plantation
North Port Charlotte, FL
Irrigation/Fountain conductor repairs

Make all checks payable to MG Electrical Developers, Inc.
Payment is due upon receipt or as specified in contract.
If you have any questions concerning this invoice, contact Mark Grant, 239-841-3122, mgelectricaldevelopers@gmail.com

Thank you for your business!

SECTION F



Zoller Engineering LLC
512 Riverside Drive East
Bradenton, Florida 34208

ERP (Permit) #: 18655.01
EXPIRES on: 7/13/2020

PROPOSAL

To: Attn: George Flint, District Manager or Current Owner / Maintenance Entity
Lakeside Plantation Community Development District
2200 Plantation Boulevard,
North Port, Florida 34286 (Due: 7/13/2020)

Regarding: Lakeside Plantation, (306.0AC)
(Project Name & Acreage)

Dear Operation & Maintenance Entity,

Your storm water management system is due to be inspected & recertified by 7/13/2020. This is a requirement of your Environmental Resource Permit obtained from the Southwest Florida Water Management District (SWFWMD) If not brought into compliance by the due date, SWFWMD's Legal Department may **ENFORCE LEGAL ACTION!!!** Zoller Engineering is offering the following services to quickly satisfy all of your permit requirements.

1. Obtain the permit & record drawings from SWFWMD.
2. Inspect the storm water management system. Perform minor maintenance typically including removing vegetation & silt from the mitered ends & control structure to allow water to flow under the skimmer & out of the pond.
3. Send you an invoice along with a report of your system, with color photographs.
4. Submit a signed & sealed Statement of Inspection form R.044.00 to SWFWMD & you. Total \$ 737.00

That's it, we take care of everything!

If you would like us to schedule your ERP recertification, simply fill out the information below & email it to Bryan.Zoller@gmail.com. Email is preferred but you may also take a picture of this proposal & text it to: (941) 812-2585. We will email you back an aerial of your site highlighted in yellow & address to verify the permitted area. Also, please feel free to contact us if you have any questions. Thank you & have a great day!

Sincerely,

Bryan Zoller, PE
President, Zoller Engineering LLC (fully insured)
Registered Florida Professional Engineer #63933
Email: Bryan.Zoller@gmail.com
Website: ZollerEngineering.Net
Phone: (941) 812-2585

George S. Flint

(Print Name of Authorized Representative)

gflint@gmascfl.com

(Email Address) Please send email in case we cannot read it!

2200 Plantation Blvd North Port,

(Project Address)

N/A

(Gate Code if applicable)

407-841-5524

(Phone Number) ext 103

SECTION G

**NOTICE OF MEETING DATES
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Lakeside Plantation Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2021 at 6:00 pm at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289** on the third Wednesday of the month as follows:

**October 21, 2020
November 18, 2020
December 16, 2020
January 20, 2021
February 17, 2021
March 17, 2021
April 21, 2021
May 19, 2021
June 16, 2021
July 21, 2021
August 18, 2021
September 15, 2021**

The meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 East Livingston Street, Orlando, FL 32801.

Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.lakesideplantationcdd.com.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired,

SECTION VI

SECTION 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, July 15, 2020 at 6:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and June 23, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Alan (Bud) Sabol
Joe Szewczyk
Camille Stephens
Pina Chichelli

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Sarah Sandy
Brent Burford
Nathan Trates
Heather Alexandre
Tricia Adams
Residents

District Manager
District Counsel
District Engineer
Facilities Manager
Vesta
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present with the exception of Mr. Roumy.

Mr. Flint: Mr. Roumy had not submitted his Oath of Office. I tried to obtain it in advance of the meeting, but he indicated that he was not going to be able to attend.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Mr. Flint: This is an opportunity for members of the public to provide general audience comments on specific agenda items. As far as the meeting, the Governor issued an Executive Order allowing entities to hold meetings through the use of technology such as Zoom. That order was extended through the end of July, but we don't know what will happen in August. We are going to play it by ear, but the instructions for members of the public to participate in the meeting, is on the District's website. Are there any members of the public that want to comment on specific agenda items? If so, please state your name and address and limit your comments to three minutes.

Deborah Johnson, 1505 Scarlett Avenue: I don't know whether it is on the agenda, but I just wanted to know if the library is going to open in the near future. I'm running out of books to read.

Mr. Flint: On the agenda we have the discussion of amenity operations where we will be talking about amenity operations in light of the pandemic. So, they can discuss that issue at that time. Are there any other public comments? Hearing none,

THIRD ORDER OF BUSINESS

District Engineer's Report

Mr. Flint: Brent, are you here?

Mr. Burford: Yes.

Mr. Sabol: I would like to speak to the Board before Brent gives his report. We had some serious electrical issues. About 1,000 feet of our electric lines were out from Sycamore Street to Toledo Blade Boulevard. We were concerned because a watering system and pumps were out due to having no electricity. Lights were also out. George and I spoke about it and decided it was enough of an emergency, because we could lose our landscaping due to the lack of water. So, we contacted Brent who brought his Commercial Engineer onsite, and now he's going to explain to you what was done. Thank you. Go ahead Brent.

Mr. Burford: The fountains at Toledo Blade Boulevard, irrigation system, and some streetlights did not have power. The power was actually fed just south of Tara Drive, from transformers. The lines go towards Toledo Blade Boulevard. All four electrical conduits were damaged, so we brought in an electrical contractor to evaluate the situation. Yesterday they completed the repairs. They had to replace approximately 440 feet of conductors to get the power back. We actually checked it on the 220-volt panel and it appears that the irrigation pump is

working. We now have power to the fountains, but we need to bring the contractor in to make sure all of that is up and running. So, the electrical issue has been resolved. The only other item that I have is we are still trying to get Randall with Nidy Sports Construction to take a look at issues at the pickleball court. I left him another message today and as soon as we get that scheduled we will have them onsite to take a look at that for you. That's all I have unless anybody has any questions for me.

Mr. Sabol: No.

Ms. Stephens: No.

Mr. Szewczyk: No.

Ms. Chichelli: No.

Mr. Flint: The repair was in the range of \$14,400. They had to pull new wires for about 440 feet and install a junction box halfway down so they could diagnose the problem. As Bud indicated, we didn't believe we had a choice in waiting because the landscaping was in danger. We also had streetlights that were out. Once we receive the invoice we will have it on next month's agenda for ratification. There were also some other expenses related to troubleshooting and diagnosing because they had to indicate whether any existing junction might have been buried in that 1,000-foot stretch of line. They had to bring in some special equipment to do that. Unfortunately they weren't able to find any, so they ended up having to install some. I'm just giving you a heads up.

Mr. Sabol: Brent, do you think there was any lightning or was it just the wiring or both?

Mr. Burford: It could've been a result of both. It does appear that the damage had been there a while, looking at the discoloration on the wires itself. Being that it did happen at the same time and some other equipment was damaged from a lightning strike, that could have contributed to it, but there apparently have been some issues with those lines over a period of time.

Mr. Sabol: I understand. That's all I have for you, Brent.

Mr. Flint: Then we will move on.

Mr. Burford left the meeting.

FOURTH ORDER OF BUSINESS

Unfinished Business

A. Discussion of Amenity Operations

Mr. Flint: This item is actually a discussion of the amenity operations in light of the COVID-19 issue. The Board discussed this issue at your last meeting and you approved the steps that staff and the Chairman had taken as far as opening the Clubhouse. However subsequent to the last Board Meeting, we noticed a spike in the number of positive COVID-19 cases. As a result of that, the Chairman asked that staff refrain from being in the Clubhouse at that point. So, there have been some changes on what's open or the capacity. We kind of have been in a holding pattern. This is an opportunity for the Board to provide any feedback regarding the current way that the facilities are being operated.

Mr. Sabol: I believe that it's good to leave it just like it is because this epidemic is not over, and it may get worse. We don't know what will happen. As far as the pool, I think we should leave it like it is and if it becomes worse, we can put a percentage on it at that time. As far as the tennis courts, that's going to be worked on in the next two to four weeks. It depends on the proposals from our man doing the work. So, we don't know exactly when that's going to start, but I think we should leave it just the way it is right now. That's my opinion.

Ms. Chichelli: Are we allowing guests at the pool at this time?

Mr. Flint: They are only allowing residents.

Mr. Trates: I believe just residents. I know some people brought guests and staff let them know they are not allowed.

Ms. Chichelli: So, they are not allowing anybody except residents.

Mr. Trates: Just residents. Correct.

Ms. Chichelli: How many guests are normally allowed at the pool?

Mr. Trates: Under normal operations or currently?

Ms. Chichelli: Normal operations. Currently we are not allowing any guests.

Mr. Trates: I believe it is in the Amenity Policy that five guests per resident are allowed, but I have to double check.

Ms. Chichelli: That's what you told me, and I was wondering if we had something in writing, to make sure we have the right information.

Ms. Stephens: Pina, I think there is something in writing. I'm almost 100% sure, unless it changed.

Ms. Chichelli: Nathan mentioned that and that's why I needed clarification. It was five guests per person. So, if there was a father, mother and two kids, that means they can have 20 people.

Ms. Stephens: No.

Ms. Chichelli: So, it's only five guests per family.

Ms. Stephens: Yes.

Mr. Trates: When I spoke with you on Saturday, I think I misspoke. I apologize for the miscommunication.

Ms. Chichelli: I'm glad that we are clarifying that just in case somebody asks me so I have the right information. So right now we are not allowing any guests, which is good.

Mr. Trates: Correct.

Ms. Stephens: Do you think on the basis of Deborah's question if it's feasible, limiting it to any four people at one time in the library and letting them wear a mask so they can go in? Not to play games or have a meeting or anything. Just to go in and get a book or leave a book. Do you think we can do that, that staff could monitor since it's in the same building with no more than four residents at one time? Is that something we can think about or is that off the table?

Mr. Sabol: As far as I'm concerned, we can let people in the library, but I think that four is too many. Maybe just limit it to one at a time.

Ms. Chichelli: How about having them call in and make an appointment?

Mr. Sabol: That would be okay with me.

Ms. Stephens: We can use Deborah as a point of reference. She's running out of books to read. She can go in there and get a couple of books. Then you won't see her for a week or two.

Mr. Sabol: I think that's a reasonable request.

Ms. Chichelli: Do you prefer people calling to set up an appointment? Is that how you want to leave it?

Mr. Sabol: Yes, that would be the way to do it.

Mr. Trates: I think that's a good idea.

Ms. Chichelli: How about sanitizing the books that they bring in or take out? Is that something we need to take care of?

Ms. Stephens: I don't know if that's really necessary. We go to Books A Million. I don't think they sanitize 1,000 books.

Ms. Chichelli: Okay.

Mr. Sabol: Just to protect ourselves, it would not hurt when someone leaves the library for an attendant to go in there and disinfect the area with a spray or something like that. That will not hurt the books.

Mr. Trates: We would sanitize regardless.

Ms. Stephens: If you felt strongly about sanitizing books as they are brought in, put a big basket on a chair in the Clubhouse. They could deposit the book there and staff can do whatever it is they are going to do to keep it clean if that's what you choose to do, but I don't think it's necessary. That's just my opinion, but I will let the rest of the Board decide. Another option would be to put the books in a basket and leave them for a certain number of days.

Mr. Sabol: It doesn't hurt to take every precaution we can because of this epidemic. We should take every precaution we can, but I think what you are discussing is a good idea.

Ms. Stephens: Okay.

Mr. Flint: Is there any other discussion on the current amenity operations?

Mr. Sabol: No.

Ms. Stephens: No.

Ms. Chichelli: No.

Mr. Flint: District Counsel and I will verify the limit on the number of guests for the record. Right now it is not an issue. We want to review the Amenity Policy to make sure the correct information is being provided. It is not necessarily relevant today, but it will be when the facility reopens.

FIFTH ORDER OF BUSINESS

New Business Items

Mr. Flint: We don't have any.

Mr. Sabol: George, I have some new business for the Amenities Manager when we get to the end of the meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of June 17, 2020 Meeting

Mr. Flint: Did the Board have any comments?

Ms. Stephens: No.

On MOTION by Mr. Sabol seconded by Ms. Szewczyk with all in favor the minutes of the June 17, 2020 meeting were approved as presented.

B. Approval of Check Register

Mr. Flint: We have the Check Register for May for the General Fund and utility automatic drafts totaling \$41,646.42. Were there any comments or questions?

Ms. Stephens: I don't.

Mr. Szewczyk: I have a question. Something that I haven't seen before from your company is Dissemination Agent services. Can you explain that to me?

Mr. Flint: You see it once a year. I don't remember if we bill it monthly or annually. When the District issued bonds, it approved a Continuing Disclosure Agreement. The District has an ongoing obligation to some reporting. Initially, you have quarterly and annual reports. Then after a period of time, it transitions to just annual reports. The District engages a Dissemination Agent to file those reports that basically, bond holders or potential bondholders can access, so they have disclosure of any issues that may have occurred. As part of our agreement, we serve as Dissemination Agent.

Mr. Szewczyk: Okay.

Mr. Flint: I don't know if you're seeing it on our invoice combined with our other fees, but it's something that's always been billed. We have served as Dissemination Agent since we were hired.

Mr. Szewczyk: Okay.

Mr. Flint: Are there any other questions?

Mr. Sabol: I have none.

Ms. Stephens: No.

Ms. Chichelli: No.

Mr. Flint: We need a motion to approve the check register.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Check Register for May 1, 2020 to May 31, 2020 in the amount of \$41,646.42 was approved.

C. Balance Sheet and Income Statement

Mr. Flint: Next are the unaudited financial statements through May 31, 2020. No action is required by the Board. If you have questions we can discuss those. As of the end of May we are down about \$30,000 on operation and maintenance (O&M) assessments, which is not unusual. Tax certificate sales have historically been 100% collected. That won't be reflected until your June financial statements. We will keep an eye on that. Otherwise on the expenditures, your actuals compared to your pro-rated budget were below February's. If there are any specific items, we can discuss those. If not, no action is required. Are there comments or questions on the financials?

Mr. Sabol: No.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

Mr. Flint: This is an opportunity for members of the public to discuss items on the agenda that you would like to bring to the Board's attention. State your name and address and try to limit your comments to three minutes. Are there any audience comments? Hearing none,

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Flint: Sarah?

Ms. Sandy: I just have one item to update the Board on. Some new legislation was signed by the Governor last month, known as SB-1466, affecting CDDs. One clarified certain Conflicts of Interests laws that previously existed that still apply. There was an amendment to the constitution that created some confusion on what prior legislation was still applicable. For this District, I don't believe that will affect this CDD. It also reduces the CDD's requirements on what to post on the website. For example, audits don't have to be posted if they are posted on the Florida Auditor General website. We don't have to post our Facilities Report. Additionally, while the meeting agenda itself has to be posted, the meeting materials do not have to be. This might not apply to this District. In some Districts, we are seeing increased costs, due to making CDD websites ADA compliant. I don't believe that is an issue here at this time, but if it becomes an issue it is certainly something that we can discuss. That's all I had for the Board.

Mr. Flint: Regarding the website, although there were items that previously had to be on the website that are no longer on there we intend to continue to place the entire agenda on there and keep the other information on there. We don't anticipate any cost savings at this point from eliminating any of that, so we will just continue including it unless the Board tells us otherwise. We are converting those PDFs to the proper format to comply with ADA requirements. There is no additional expense to do that.

B. District Manager

i. Action Items List

Mr. Flint: You have the Action Items List. The streetlight on the corner of Plantation Boulevard and Tara Drive was completed and will be removed from the Action Item List. You awarded the contract for the tennis court fencing. The contractor has had some issues. Nathan may have an update under his report, but the starting date may be inflexible. We deferred any discussion or action on the tennis court lights at the last meeting. I'm not sure if Nathan has an update under his report. The pickleball drainage project was completed and will be dropped from the Action Item List. Regarding contacting the city about the enforcement of items in the area behind the curb, in between the spine, curb and front wall, they indicated that they can't enforce in that area. We asked for a specific code citation from them at least twice, so we can just review it and provide to District Counsel. They haven't provided that yet, but we will continue to monitor to make sure that they truly can enforce it. The Chair already spoke about the electrical issue on Plantation Boulevard. That repair has been completed. Blooming's was out this afternoon to check the irrigation. They tested the well and pump, reset the controllers and indicated that the irrigation system was working. They believe that most of the landscaping will recover with the exception of the annuals in the front of the median. Those failed and will likely have to be replaced. I already asked Blooming's to tell us what needs to be done to address that issue. So that's what we have for action items. Are there any other comments or additions to the Action Items List?

Ms. Stephens: No.

C. Amenities Manager – Monthly Report

Mr. Trates: This month the pool motor was replaced by Spies Pools and the spa motor was replaced by Johns Electric. As Brent said, MG Electrical repaired the front fountains and irrigation. As George just said, Blooming's was out this afternoon to check the irrigation. I also have Johns Electric scheduled to check the fountain motors and pumps. Our new maintenance man Anthony is doing great so far. The new Clubhouse kitchen refrigerator was delivered. Nautilus Pools will begin installing the new accessible pool chair lifts tomorrow, July 16. The pool and deck will be closed for two days while this work is being completed. We are working with Stewart Tennis on a new start date for the projects, but I do not have an update at this time. I have two quotes to review with the Board, regarding exterior painting of the Clubhouse. The first is a revisited quote from Ed Handy Home Improvement for painting the full exterior of the Clubhouse. This includes all exterior walls, trim, including windows and doors and 24 post columns. This also includes the small gazebo on the pool deck. Material and labor are included, and the price is \$7,500. The second quote is from Bayshore Painting, who painted the exterior of the Clubhouse in 2006. For \$12,000, they would pressure wash and mildew treat the exterior, caulk windows, repair any cracks, prime and paint all exterior walls and trims including windows and doors, 24 post columns and a small gazebo on the pool deck. They also included some additional options including painting the verandah entry ceilings around the Clubhouse for \$2,000 and sanding all four metal French doors, applying a fast cure epoxy to seal the doors, priming and painting for \$850. When I spoke to Frank, the owner from Bayshore Painting, he said that the doors look like they need to be replaced soon, which would add many more years, as well a better aesthetic appearance for the doors and maintenance. The total cost for the painting and additional options was \$14,850. Out of the two options, my recommendation would be to approve the proposal from Bayshore Painting, even though the price is much higher. Their references are unmatched in quality for large property jobs. The Clubhouse is such a large part of our community and this will make it shine brighter for years to come if done correctly. Those are the two quotes and at this time, I will turn it over to the Board for discussion.

Ms. Stephens: It seems like their work is much more detailed and we get a "Bigger bang for the buck." I know it's a lot of money, but we need to do it.

Ms. Chichelli: Do the proposals compare apples to apples? Did he get any information on what parts he should be working on?

Mr. Trates: When I spoke to Ed Handy, when he was just doing the exterior, he mentioned the exterior walls, the trim, windows, columns and doors. I didn't ask for the additional items. I think Frank Moore from Bayshore Painting has been familiar with the property since they did the painting job before. He added more detail of things that he saw that needed to be done. If you go through the list, it is very true of things that would bring it to the next level for the next 10 plus years.

Ms. Chichelli: I noticed the doors need a good painting.

Mr. Sabol: If we look at those proposals, preventative maintenance is very important. If Bayshore is really applying what that they are going to do, it is very important to make the paint job last another five, six or seven years. So, my vote would be to choose Bayshore.

Ms. Stephens: I agree.

Ms. Chichelli: Is there a warranty, Nathan?

Mr. Trates: There was a warranty with the emerald paint from Sherwin William, but I don't see one listed on his proposal. I can ask him.

Ms. Adams: We can ask for a warranty.

Mr. Sabol: What kind of time limit did Bayshore put on that? Can they do it within the next six weeks or before the traffic starts coming back?

Mr. Trates: He said that right now, they are four to five weeks out, so if it was approved, they could get us on the schedule at the end of August or beginning of September. He said it would take four or five days to complete the work.

Mr. Sabol: Right now, there is not too much going on, but once we get to the tennis courts and the painting and some different projects, we should do it before the influx of people come back.

Mr. Trates: I agree.

Mr. Flint: The Reserve Study had \$11,000 programmed for 2021 for exterior painting, so I think this cost is in line. The Reserve Study is really just a guide. It could be earlier, or it could be later. So, I think we are in the ballpark, based on the age. Reserve Advisor believed that the exterior needed to be painted. I think the additional items are adding to the expense, so it's not necessarily in line with The Reserve Study, but I don't think it's that far out of the parameters. Is there a motion to approve the proposal from Bayshore Painting, subject to District Counsel drafting an agreement with warranty provisions?

On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor the proposal from Bayshore Painting as stated above in the amount of \$14,850 was approved.

Mr. Adams: Is this a base proposal or would there be additional options?

Mr. Trates: It's for everything.

Ms. Stephens: We have to do it all. It's all or nothing. We have to make it all nice. If it's \$14,850, that's what we have to do.

Ms. Chichelli: If the doors are rusted, you can't paint it.

Ms. Stephens: You can't leave rusted doors. That looks ridiculous.

Ms. Chichelli: Exactly.

Mr. Trates: It saves us in the long run.

Ms. Stephens: That's right.

Mr. Flint: Is that all you have, Nathan or do you have other items?

Mr. Trates: That's all I have. Bud briefed me before the meeting that he wanted to bring up about possibly receive quotes for the kitchen. So, I just wanted to turn it over to Bud, to see if he still wanted to bring that up.

Mr. Sabol: Yes, I do. Before we go any further, I just want to make sure that we discussed the new pumps out front and everything is in line? The water would be turned on now and John will come in next Friday or Monday to relocate the motors.

Mr. Trates: Johns Electric is going to be out to check on the motor system to make sure they are running correctly. Before we had this electrical issue, we had an issue with people putting soap into both fountains, which caused some issues with the pumps. Johns Electric is going to be coming out either the end of this week or first of next week to get that up and running.

Mr. Sabol: Okay, I understand that. I have another issue that I would like to discuss with the Board. Our kitchen in the Clubhouse is deplorable and needs some attention. How much attention, I don't know, but I want to put it up for discussion because we did put in a new refrigerator/freezer, but the cabinets are in bad shape and peeling. The countertops are also bad. I would like for the Board to discuss it and see what they think.

Ms. Stephens: At the last meeting when I said that Pina and I would be in there tearing down the cabinets, she must have gone home and thought about it.

Mr. Sabol: Camille, I was in there the other day and I looked around and it is deplorable. You can peel everything right off of the cabinets.

Ms. Stephens: Yes.

Mr. Sabol: It needs work.

Ms. Stephens: I guess Nathan would be the go-to person to get a few quotes to tear out the cabinets. It doesn't have to be top of the line. Somewhere in the middle, get something that would be user friendly to all of the people that come in and out of that kitchen. We don't necessarily need a stove. It would be great idea, but I think that we need to redo the kitchen, but not the floor.

Mr. Sabol: Not the floor, but on the other hand, if we put in a stove, is the permitting process beyond what we want to get into.

Mr. Flint: We have to talk to North Port, but typically when you put a stove in the Clubhouse, it's subject to the commercial code, which means you must have commercial vents. It becomes very costly.

Ms. Chichelli: You must have inspections every year.

Mr. Sabol: If it's very costly, let's not worry about it.

Ms. Stephens: In years gone by, the previous Boards looked into it, but it wasn't worthwhile. That's why they never pursued it any further.

Mr. Sabol: As long as we are discussing this, where are we, George, as far as finances? We talked about this before. If the paper were to be stripped in the Clubhouse and repainted, that's one thing, but to redo the floor in the Clubhouse is costly.

Mr. Flint: There are budget items for furniture replacement and paint finishes. It contemplated \$36,000 for interior painting and furnishings, so the \$130,000 per year that you set aside for reserve, contemplated interior renovations and furniture replacements. In 2029, it has a full interior renovation of \$88,000. The consultant assumed, based on the ADA requirements, that you would be remodeling in this time frame. So, the funds are there in the event you do something to the interior.

Mr. Sabol: How does the rest of the Board feel about that?

Ms. Stephens: Do you really think it needs to be done? Joe, can we get some input from you?

Mr. Szewczyk: I know that it needs to be done, but we still have some loose ends in the bathroom, so I think we should wait until those two things are done before we start delving into a bigger project like that main room.

Ms. Stephens: I agree.

Mr. Sabol: That is a good idea. I was just going to suggest that, Joe. Let's put that on the deferred list for another year and obtain proposals for the kitchen.

Mr. Szewczyk: Nathan, I know quite a few cabinet people in this area. I can get you their names and tell them that you might be calling them to reach out and maybe we can get some estimates from them.

Mr. Trates: Great. Thank you, Joe.

Mr. Sabol: That's a very good idea.

Mr. Flint: Is there any other discussion?

Mr. Szewczyk: No.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that the Board wanted to discuss that was not on the agenda?

Mr. Sabol: I have none.

Ms. Stephens: I have nothing.

Ms. Chichelli: No.

Mr. Szewczyk: When Rena was the landscape liaison, there was discussion about re-doing the mulch. Is that going to happen?

Mr. Flint: I can follow up with Blooming's to find out what the current status is.

Mr. Szewczyk: The areas around the trees look shabby.

Mr. Sabol: I spoke to Blooming's about this a couple of time, but it didn't sound like they were excited about it. So, I think somebody has to talk to Blooming's to find out what the problem is, because that was supposed to be done.

Ms. Stephens: Why can't we have someone serve as liaison with Blooming's to make sure that they are doing the right thing?

Ms. Chichelli: I volunteer.

Resident Charles Gonzalez: I have a question about Blooming's.

Mr. Flint: We are not taking audience comments right now.

Mr. Gonzalez: They start a project, but never finish.

Ms. Chichelli: If you would like, I can follow up with them.

Ms. Stephens: How about Rick Huddleston? In prior years, he used to be point person that would keep on top of Blooming's for different things.

Mr. Sabol: We should have someone from the Board.

Ms. Stephens: That's fine. It was just a suggestion. How about Joe?

Mr. Sabol: Joe could do it. He is a very busy and does a very good job, but Camille and Pina want to form a committee between the two of them.

Ms. Stephens: We can't talk to each other.

Mr. Sabol: They can be the liaison to Blooming's for us.

Ms. Chichelli: I volunteered.

Ms. Stephens: That's fine.

Mr. Szewczyk: Pina, the job is yours.

Mr. Sabol: That is correct. Congratulations, Pina. You have the job.

Ms. Chichelli: Thank you.

Mr. Flint: I would be happy to help and I'm sure Nathan would be too.

Ms. Chichelli: I noticed that we have a lot of weeds from Toledo Blade to Panacea Boulevard. You can see the difference between our area and the other community. Why can't this be addressed?

Ms. Stephens: I can show Nathan what I'm talking about and he in turn can show Pina.

Ms. Chichelli: Camille, I see it every day.

Ms. Stephens: That has to be cleaned up every day. It looks terrible.

Ms. Chichelli: I want to look at the contract, just to see what they are supposed to be doing.

Mr. Flint: I will provide you with the contract.

Ms. Chichelli: Thank you.

Mr. Sabol: The public comment period is over.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Flint: Is there anything else from the Board? If not, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices

June 1, 2020 to July 31, 2020

Fund	Date	Check No.'s		Amount	
General Fund	6/5/20	2316-2322	\$	23,529.46	
	6/16/20	2323-2324	\$	14,708.67	
	6/23/20	2325-2328	\$	8,469.52	
	6/25/20	2329-2335	\$	3,213.45	
	7/2/20	2336-2339	\$	25,486.92	
	7/8/20	2340	\$	3,428.15	
	7/9/20	2341	\$	168.47	
	7/15/20	2342-2347	\$	3,265.68	
	7/21/20	2348-2351	\$	800.00	
	7/27/20	2352-2356	\$	5,392.65	
	7/30/20	2357-2359	\$	3,444.39	
			\$	91,907.36	
Automatic Drafts	<u>May 2020</u>				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	534.25	
		2200 Plantation Blvd - Fountain	\$	479.09	
		2200 Plantation Blvd - Tennis Courts/Pool	\$	800.05	
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	129.84	
		2200 Plantation Blvd - Fountain	\$	27.84	
		2200 Plantation Blvd - Tennis Courts/Pool	\$	314.24	
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.13	
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	427.11	
			\$	2,724.55	
				\$	94,631.91

*** CHECK DATES 06/01/2020 - 07/31/2020 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
6/05/20	00010	6/01/20	2020-017	202006	320	53800	46400			LANDSCAPE MAINT - JUN20	*	7,655.00	
6/05/20	00115	5/20/20	19563	202005	330	53800	48102			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	7,655.00	002316
6/05/20	00105	6/04/20	3986	202006	320	53800	47301			EXPRESS CARPET CARE	*	334.95	
6/05/20	00028	6/05/20	060520	202006	300	20700	10000			JOHN'S ELECTRIC MOTORS	*	9,714.10	
6/05/20	00303	5/29/20	5	202005	330	53800	48401			LAKESIDE PLANTATION C/O USBANK	*	1,680.00	
6/05/20	00106	5/19/20	3751413	202005	310	51300	48000			RELION SOLUTIONS	*	85.80	
6/05/20	00001	6/01/20	100	202006	310	51300	34000			THE SUN	*	3,187.17	85.80 002321
6/01/20	100	202006	310	51300	35100						*	83.33	
6/01/20	100	202006	310	51300	31300						*	83.33	
6/01/20	100	202006	310	51300	51000						*	.45	
6/01/20	100	202006	310	51300	42000						*	30.33	
6/16/20	00273	5/08/20	12039656	202005	330	53800	48300			GOVERNMENTAL MANAGEMENT SERVICES	*	150.00	3,384.61 002322
6/16/20	00257	6/01/20	369948	202006	330	53800	12000			ARROW ENVIRONMENTAL SERVICES	*	14,558.67	150.00 002323
6/23/20	00260	6/12/20	89132	202006	330	53800	51100			VESTA PROPERTY SERVICES, INC.	*	850.00	14,558.67 002324
										DART POOL SOLUTIONS, INC		850.00	850.00 002325

LKSD LAKESIDE PLANT IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/23/20	00066	4/24/20	114303	202003	310-51300-31500				REVIEW/AGENDA/AUDIT DRAFT	*	1,705.00	
6/16/20	115320	202005	310-51300-31500						REVIEW/BOS MTG/AGENDA	*	4,751.18	
6/23/20	00272	6/01/20	PI-A0044	202006	320-53800-46000				LAKE/POND SRVC - JUN20	*	966.00	6,456.18 002326
6/23/20	00106	6/03/20	3753403	202006	310-51300-48000				BOS MTG NOTICE 06/17/20	*	197.34	966.00 002327
6/25/20	00200	6/17/20	AS061720	202006	310-51300-11000				SUPERVISOR FEES 06/17/20	*	200.00	197.34 002328
6/25/20	00055	6/17/20	CS061720	202006	310-51300-11000				SUPERVISOR FEES 06/17/20	*	200.00	200.00 002329
6/25/20	00066	3/19/20	113412	202002	310-51300-31500				REVIEW/AGENDA/BOS MTG	*	1,576.25	200.00 002330
6/25/20	00056	6/17/20	JS061720	202006	310-51300-11000				SUPERVISOR FEES 06/17/20	*	200.00	1,576.25 002331
6/25/20	00105	6/16/20	4036	202006	320-53800-46200				REPLACEMENT MOTOR-FOUNT	*	371.60	200.00 002332
6/16/20	4037	202006	320-53800-46200						REPLACEMENT MOTOR-FOUNT	*	441.60	
6/25/20	00348	6/25/20	062520	202006	300-36900-10100				RFUND-SOCKHOP/WINE&CHEESE	*	24.00	813.20 002333
6/25/20	00282	6/17/20	MC061720	202006	310-51300-11000				SUPERVISOR FEES 06/17/20	*	200.00	24.00 002334
7/02/20	00010	7/01/20	2020-019	202007	320-53800-46200				LANDSCAPE MAINT - JUL20	*	7,655.00	200.00 002335
									BLOOMINGS LANDSCAPE & TURF MGMT, INC			7,655.00 002336

LKSD LAKESIDE PLANT IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/02/20	00193	6/18/20	56	202005	310-51300-31100	GENERAL ENGINEERING MAY20			JOHNSON ENGINEERING, INC.	*	781.25	
7/02/20	00281	6/09/20	353092	202006	330-53800-51000	REPLACE PUMP/MOTOR				*	2,492.00	781.25 002337
7/02/20	00257	7/01/20	371097	202007	330-53800-12000	FACILITY MAINT SRVC JUL20			SPIES POOL, LLC	*	14,558.67	2,492.00 002338
7/08/20	00001	7/01/20	101	202007	310-51300-34000	MANAGEMENT FEES - JUL20			VESTA PROPERTY SERVICES, INC.	*	3,187.17	14,558.67 002339
7/01/20	101	202007	310-51300-35100	TECHNOLOGY FEES - JUL20						*	83.33	
7/01/20	101	202007	310-51300-31300	DISSEMINATION - JUL20						*	83.33	
7/01/20	101	202007	310-51300-51000	OFFICE SUPPLIES						*	1.26	
7/01/20	101	202007	310-51300-42000	POSTAGE						*	73.06	
7/09/20	00032	7/02/20	54883-15	202006	320-53800-43400	GARBAGE SERVICES - JUN20			GOVERNMENTAL MANAGEMENT SERVICES	*	168.47	3,428.15 002340
7/15/20	00014	6/30/20	643717	202006	330-53800-48101	WATER COOLER - JUN20			NORTH PORT SOLID WASTE DISTRICT	*	30.49	168.47 002341
7/15/20	00260	3/24/20	WO-00032	202003	320-53800-46700	PUMP INSPECTION/REPAIR			CULLIGAN WATER	*	177.00	30.49 002342
7/15/20	00223	7/01/20	070120	202007	310-51300-35200	MONTHLY HOSTING - JUL20			DART POOL SOLUTIONS, INC	*	24.95	177.00 002343
7/01/20	070120	202007	300-15500-10000	MONTHLY HOSTING - AUG20						*	24.95	
7/01/20	070120	202007	300-15500-10000	MONTHLY HOSTING - SEP20						*	24.95	
7/15/20	00303	7/06/20	6	202006	330-53800-48401	SECURITY GUARD - JUN20			EZOT, INC.	*	1,820.00	74.85 002344
									RELION SOLUTIONS			1,820.00 002345

LKSD LAKESIDE PLANT IARAUJO

LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/15/20 00272		7/01/20 PI-A0043	202007 320-53800-46000		SOLITUDE LAKE MANAGEMENT LLC	*	966.00		
7/15/20 00106		6/26/20 3756459	202007 310-51300-48000		THE SUN	*	197.34	966.00 002346	
7/21/20 00200		7/15/20 AS071520	202007 310-51300-11000		ALAN SABOL	*	200.00	197.34 002347	
7/21/20 00055		7/15/20 CS071520	202007 310-51300-11000		CAMILLE STEPHENS	*	200.00	200.00 002348	
7/21/20 00056		7/15/20 JS071520	202007 310-51300-11000		JOE SZEWCZYK	*	200.00	200.00 002349	
7/21/20 00282		7/15/20 MC071520	202007 310-51300-11000		MARIA J CHICHELLI	*	200.00	200.00 002350	
7/27/20 00066		7/20/20 115873	202006 310-51300-31500		HOPPING GREEN & SAMS	*	4,432.50	200.00 002351	
7/27/20 00105		7/22/20 4153	202007 330-53800-48102		JOHN'S ELECTRIC MOTORS	*	174.90	4,432.50 002352	
7/27/20 00229		6/05/20 PSI25979	202006 330-53800-48102		PYE BARKER FIRE & SAFETY, INC.	*	166.00	174.90 002353	
7/27/20 00257		6/30/20 371533	202005 330-53800-48101		VESTA PROPERTY SERVICES, INC.	*	138.45	166.00 002354	
7/27/20 00349		6/26/20 3093315	202006 330-53800-48500		ZOLL MEDICAL CORPORATION	*	480.80	138.45 002355	
7/30/20 00005		7/07/20 SPE52900	202007 330-53800-48102		SPRINKLER INSPECTION FY20	*	234.75	480.80 002356	

LKSD LAKESIDE PLANT IARAUJO

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/07/20		SPE52901	202007	330-53800-48102						ALLIANCE FIRE & SAFETY	*	310.75	
		BACKFLOW CERTIFICATION											
7/30/20	00193		7/21/20	57			202006	310-51300-31100		GENERAL ENGINEERING JUN20	*	2,787.50	545.50 002357
7/30/20	00271		8/01/20	1854943			202007	300-15500-10000		JOHNSON ENGINEERING, INC.	*	111.39	2,787.50 002358
										POOL PHONE AUG20-OCT20			
										KINGS III OF AMERICA, LLC			111.39 002359
										TOTAL FOR BANK A		91,907.36	
										TOTAL FOR REGISTER		91,907.36	

LKSD LAKESIDE PLANT IARAUJO

ZOLL

Worldwide Headquarters
289 Mill Rd.
Chelmsford, MA 01824-4105

Remit To:
ZOLL Medical Corporation
PO Box 27028
NEW YORK NY 10087-7028
Phone: 878-421-9655
Toll Free: 800-348-9011

Invoice

Invoice	Seq	PO Number
3093315		NATHAN TRATES

Bill To

Attn: Accounts Payable
LAKESIDE PLANTATION
2200 PLANTATION BLVD
ACCOUNTS PAYABLE
NORTH PORT, FL 34289

Ship To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
ACCOUNTS PAYABLE
NORTH PORT, FL 34289

*AED
machine
1-349.
330.538.485.*

Payment Terms	Inv Date	Due Date	Sales Order Number	Customer Number
NET 30 DAYS	26-JUN-20	26-JUL-20	2298315	233569
	Ship Date	Ship Via	Shipping Reference	Sales Person
	26-JUN-20	UPS	127V12520300139207	DOLLARD, DAMIAN

Item	Description	Qty	Unit Price	Amount
1 9146-302	BATTERY, GS AED, POWERHEART, YELLOW, REPL SMART POBA	1	398.00	398.00
2 FRT	SHIPPING & HANDLING	1	31.80	31.80
3 9191-001	ELECTRODES, DEFIBRILLATION AED, GS	1	51.00	51.00

Remit to: ZOLL Medical Corporation
PO Box 27028
NEW YORK NY 10087-7028

EFT or ACH Information: Acct # 50084320 ABA # 011000138
Please email EFT/ACH remittance to EFT-ACHremit@zoll.com

Sub-Total:	480.80
Tax Total:	0.00
Invoice Total:	480.80
Currency:	USD

TAX REGISTRATION NUMBER: 04-2711625

All discounts off list price are contingent upon payment within agreed upon terms.

Any invoice discrepancies must be reported to ZOLL in writing within 7 business days of receipt. Otherwise, the customer
deems all charges, terms and conditions valid.

For invoice terms and conditions go to - <http://www.zoll.com/about-zoll/compliance/>

ZOLL Medical has gone Green. If you wish to receive your invoices via email instead of mail, please
contact us at ZOLLinvoice@zoll.com. We will be happy to make this change for you.

RECEIVED JUL 13 2020

AED Battery Replacement

NOZ

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

June 17, 2020

310.513 110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1			()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

AS 200

JS 56

CS 55

MC 282.

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

6/17/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

RECEIVED

JUN 19 2020

BY: _____

3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

1.605
310.538.464

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289

Invoice #

4036

Invoice Date

06-16-20

Balance Due

\$371.60

Item	Description	Unit Cost	Quantity	Line Total
SRD Oring Set	Duraglass	\$12.95	1.0	\$12.95
3867 Shaft Seal	3867 Shaft Seal	\$14.95	1.0	\$14.95
B2854 Century Motor	B2854 Century Replacement Motor	\$249.95	1.0	\$249.95
Labor Service Calls	Service Call Labor	\$125.00	0.75	\$93.75

Disclaimer

Electrical parts are final sale only and are not returnable. Items that have been installed or show evidence of installation are nonrefundable. For items that may be returned, customers may receive an invoice credit for such items that contain electrical components, a full refund for a defective item or a partial refund which may include a restocking fee equal to 15% of the total parts cost minus any collected taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name brand whole part items may have a factory or manufacturer's warranty, said manufacturer's policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items whether whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and said repairs may exceed the value of a new replacement item. John's Electric Motor's shall not be responsible for parts, motors or other items that fail or are otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty as professional installation by a licensed contractor is recommended. Special order parts who whole parts are nonrefundable. Customer supplied parts shall not be warranted for failure of that part or, in the event that part causes damage to or failure of a whole part, John's Electric Motor's shall not be responsible for any parts supplied by the customer or any damage resulting thereof. Repair items not claimed by the customer within 30 days of being notified by phone, text or email of their completion shall be forfeit and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due the customer. John's Electric Motor's is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by signing below, issuing payment, or completing the transaction, agree to all terms and limitations as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal	\$371.60
Tax	\$0.00
Invoice Total	\$371.60
Payments	\$0.00
Credits	\$0.00
Balance Due	\$371.60

Signed: _____

Date: 6/18/20



3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289

Invoice #

4037

Invoice Date

06-16-20

Balance Due

\$441.60

1.105
320.538 462

Item	Description	Unit Cost	Quantity	Line Total
SRM Oring Set	Maxi Pro	\$12.95	1.0	\$12.95
3868 Shaft Seal	3868 Shaft Seal	\$14.95	1.0	\$14.95
B855 Century Motor	B855 Century Replacement Motor	\$319.95	1.0	\$319.95
Labor Service Calls	Service Call Labor	\$125.00	0.75	\$93.75

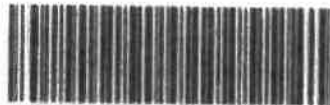
Disclaimer


Electrical parts are final sale only and are not returnable. Items that have been installed or show evidence of installation are nonrefundable. For items that may be returned, customers may receive an invoice credit for such items that contain electrical components, a full refund for a defective item or a partial refund which may include a restocking fee equal to 10% of the total parts cost minus any collected taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name-brand whole part items may have a factory or manufacturer's warranty, said manufacturer's policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items whether whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and said repairs may exceed the value of a new replacement item. John's Electric Motors shall not be responsible for parts, motors or other items that fail or are otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty as professional installation by a licensed contractor is recommended. Special order parts and whole parts are nonrefundable. Customer supplied parts shall not be warranted for failure of that part or, in the event that part causes damage to or failure of a whole part, John's Electric Motors shall not be responsible for any parts supplied by the customer or any damage resulting therefrom. Repair items not claimed by the customer within 30 days of being notified by phone, text or email of their completion shall be forfeit and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due the customer. John's Electric Motors is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by signing below, leaving payment, or completing the transaction, agree to all terms and limitations as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal	\$441.60
Tax	\$0.00
Invoice Total	\$441.60
Payments	\$0.00
Credits	\$0.00
Balance Due	\$441.60

Signed: _____

Date: 6/18/20



From: Lakeside Plantation Office Staff lakesideplantation@verizon.net 
Subject: FW: Lakeside Plantation
Date: June 24, 2020 at 10:28 AM
To: mbyington@gmscfl.com



Hello,

I believe the invoices from John's Electric was regarding repair for the front entrance fountains.

Kind regards,

Jamie Staubly

Office Admin



2200 Plantation Blvd.

North Port, FL 34289

P: 941.423.5500

F: 941.4235501

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Megan Byington [mailto:mbyington@gmscfl.com]

Sent: Tuesday, June 23, 2020 5:08 PM

To: Lakeside Plantation Office Staff

Cc: Indhira Araujo

Subject: Re: Lakeside Plantation

Jamie,

In regards to the John's Electric Motor invoices, what are these invoices for? I just need to figure out how to expense these out as there is not much of a description on the invoice themselves.

Thank you for your time!

On Jun 23, 2020, at 11:28 AM, Lakeside Plantation Office Staff
<lakesideplantation@verizon.net> wrote:

Hello,

**Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980**

06/03/20

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

**PUBLIC MEETING HELD
DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-
19: NOTICE OF BOARD OF
SUPERVISORS MEETING OF
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, June 17, 2020 at 6:00 PM.

Currently in place are federal, state, and local emergency declarations ("Declarations"). In the event the Declarations remain in effect and if future orders or declarations so authorize, the meeting will be conducted remotely, using communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found by contacting the District Manager at 407-841-5524.

The meeting is being held for the necessary public purpose of considering matters related to the district. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so at <https://zoom.us/j/97685269044> or by the following: Dial +1 (646) 876-9923, Meeting ID: 976 8526 9044. If you do not have access to a telephone or if you need assistance using Zoom please contact the District Manager's Office in advance of the meeting by emailing gflint@mscfl.com or by calling 407-841-5524.

Written public comments and questions can also be emailed or mailed to the District Manager's Office at 600 Governmental Management Services, c/o Lakeside Plantation CDD, 219 East Livingston Street, Orlando, Florida 32801. Comments and questions received by 2:00 p.m. the day prior to the meeting will be read into the record at the meeting and become part of the permanent record of the meeting.

A copy of the agenda may be obtained by emailing the District Manager at gflint@mscfl.com or calling 407-841-5524 in advance of the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
George Flint
District Manager
Governmental Management Services - Central Florida, LLC
Publish: June 8, 2020
297693 3753403

Acct#: 297693	Date: 06/03/20
	Ad Date: 06/08/20
	Class: 3126
	Ad ID: 3753403
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 575
	Lines: 138
	Agate Lines: 155
	Depth: 16.292
	Inserts: 1
	Description: Reg Mtg
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	
Telephone: (407) 841-5524	

Other Charges:	\$0.00	Gross:	\$197.34
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	16.292	Amount Due:	\$197.34

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	06/08/20	06/08/20	1	\$197.34 <i>RW</i>
<i>1.106.</i> <i>310.513 480.</i>				

Ad Note:

Customer Note:

**We Appreciate Your Business!
Thank You LAUREN VANDERVEER!**



**PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA COUNTY OF
CHARLOTTE:**

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:


06/08/2020

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn and subscribed before me this 8th
day of June, 2020.


(Signature of Notary Public)

Personally known ☒ OR ☐ Produced
Identification



**PUBLIC MEETING HELD
DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-
19; NOTICE OF BOARD OF
SUPERVISORS MEETING OF
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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George Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Published: June 8, 2020
297693 3753403

3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

Fountain Maintenance

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289

1.105.
320.53A.47301

Invoice # 3986
Invoice Date 06-04-20
Balance Due \$334.95

Item	Description	Unit Cost	Quantity	Line Total
Misc Item	20 amp breaker gfc	\$209.95	1.0	\$209.95
Labor Service Calls	Service Call Labor	\$125.00	1.0	\$125.00

Disclaimer

Electrical parts are final sale only and are not returnable. Items that have been installed or show evidence of installation are nonreturnable. For items that may be returned, customers may receive an in-store credit for such items that contain electrical components, a full refund for a defective item or a partial refund which may include a reworking fee equal to 15% of the total parts cost minus any collected taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name brand whole part items may have a factory or manufacturer's warranty, said manufacturer's policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items whether whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and said repairs may exceed the value of a new replacement item. John's Electric Motors shall not be responsible for parts, motors or other items that fail or are otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty as professional installation by a licensed contractor is recommended. Special order parts who whole parts are nonreturnable. Customer supplied parts shall not be warranted for failure of that part or, in the event that part causes damage to or failure of a whole part, John's Electric Motors shall not be responsible for any parts supplied by the customer or any damage resulting thereof. Repair items not claimed by the customer within 30 days of being notified by phone, text or email of their completion shall be forfeit and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due the customer. John's Electric Motors is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by signing below, issuing payment, or completing the transaction, agree to all terms and limitations as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal \$334.95
Tax \$0.00
Invoice Total \$334.95
Payments \$0.00
Credits \$0.00
Balance Due \$334.95

Signed: _____

Date: 6/4/20



RECEIVED JUN 03 2020



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 371097
Date 7/1/2020
Terms Net 30
Due Date 7/31/2020
Memo July 2020 Fees

Bill To

Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
135 W. Central Blvd. Suite 320
Orlando FL 32801

1.257
336 533.170

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,050.50	5,050.50
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,214.67	2,214.67
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,512.50	2,512.50
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,781.00	4,781.00

Thank you for your business.

Total \$14,558.67

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408


Invoice

Date	Invoice #
6/12/2020	89132

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	6/30/2020	SB	6/12/2020

Description	Qty	Rate	Amount
June pool maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00
1.268			
330.538.510			
			
RECEIVED JUN 12 0			

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

Phone	941-743-2010	Fax	941-426-7393
E-mail	Web Site		
info@dartpoolsolutions.com	www.dartpoolsolutions.com		

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Invoice

June 18, 2020

Project No: 20150050-000

Invoice No: 56

Project Manager Andrew Tilton

FEID #59-1173834

George Flint

Lakeside Plantation CDD

c/o GMS Central Florida

9145 Narcoossee Road, Ste. A206

Orlando, FL 32827

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through June 14, 2020

1.193.

310.513.34

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	51,629.65	T&M	100 %	51,629.65	50,848.40	781.25	0.00
	Totals	51,629.65			51,629.65	50,848.40	781.25	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

781.25

INVOICE TOTAL:

781.25

RECEIVED JUN 24 2020

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer IV			
Burford, Brent	5/12/2020	3.50 Hrs @ 125.00	437.50
Onsite visit with contractor installing drainage inlet at pickleball court. Verify barricades on Sycamore have been removed. Inspected failed lake bank repair on Lake 7 with Brad, relayed to contractor.			
Burford, Brent	5/15/2020	.25 Hrs @ 125.00	31.25

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20150050-000	Lakeside Plantation CDD	Invoice	56
Review agenda for May 20th meeting				
Burford, Brent	5/20/2020	2.50	Hrs @ 125.00	312.50
Site visit to inspect lake bank repairs in regards to erosion issues as found on Lake 7 and inspect inlet installation. Contacted contractor in regard to findings and timeline for repair. Attended LPCDD Board of Supervisors meeting via phone.				
1. - General Engineering Total		6.25		781.25

From: George Flint gflint@gmscfl.com
Subject: Re: Lakeside Plantation approvals 07/02/20
Date: July 2, 2020 at 2:13 PM
To: Megan Byington mbyington@gmscfl.com
Cc: Indhira Araujo iaraujo@gmscfl.com

GF

Approved for payment

On Jul 2, 2020, at 10:36 AM, Megan Byington <mbyington@gmscfl.com> wrote:

Good morning George!

Please find the below invoice for Lakeside Plantation for review/approval.

Let me know of any questions or concerns.

Thank you for your time!

Johnson Engineering invoice #
56



LSP ADMIN
APPRO.../20.pdf

Megan Byington
Governmental Management Services - CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827
P: 407-477-5652
Email: mbyington@gmscfl.com

George S. Flint
Vice-President
Governmental Management Services -
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
Cell: (407) 242-0501
Fax: (407) 839-1526
email: gflint@gmscfl.com



SOLITUDE

LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: FI-A00423129
Invoice Date: 06/01/20

PROPERTY: Lakeside
Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9146 Narcoossee Road, Ste. A208
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms
L2077		Due upon receipt
Sales Rep ID	Shipment Method	Ship Date
Bill Kurth		06/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Service SVR00010 06/01/20 - 06/30/20 Lake & Pond Management Services		988.00	988.00

1.272.

310.538 460

RECEIVED JUN 07 2020

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	988.00
Sales Tax	0.00
Total Invoice	988.00
Payment Received	0.00
TOTAL	988.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesponds.com

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 100
Invoice Date: 6/1/20
Due Date: 6/1/20
Case:
P.O. Number:

Bill To:
Lakeside Plantation CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2020		3,187.17	3,187.17
Information Technology - June 2020		83.33	83.33
Dissemination Agent Services - June 2020		83.33	83.33
Office Supplies		0.45	0.45
Postage		30.33	30.33
Total			\$3,384.61
Payments/Credits			\$0.00
Balance Due			\$3,384.61

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

Invoice

Date	Invoice #
3/24/2020	WO-0003256

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287


Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	3/31/2020	SB	3/24/2020

Description	Qty	Rate	Amount
Inspected pump and found the outlet plumbing cracked. Cut out plumbing and installed a high pressure union, tested ok			
high pressure union	1	22.00	22.00
Diagnostic/Trip Fee	1	95.00	95.00
Labor	0.5	120.00	60.00
Emailed 07/02/2020			
FL Sales Tax		7.00%	0.00
1.260 320.538 467			
RECEIVED JUL 02 2020			

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of \$1.50. All materials, parts and equipment will remain property of DART until paid in full.



Total	\$177.00
Payments/Credits	\$0.00
Balance Due	\$177.00

Phone	941-743-2010	Fax	941-426-7593
E-mail	Web Site		
info@dartpoolsolutions.com	www.dartpoolsolutions.com		

John's Electric Motors and WaterWorld Pool Supply
3616 Tamiami Trail, Unit 1B
Port Charlotte, Florida 33952
www.johnselectricmotors.com
941-629-0240

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289

1105
330.538 48102.

Invoice # 4153
Invoice Date 07-22-20
Balance Due \$174.90

Item	Description	Unit Cost	Quantity	Line Total
KBC 6204 DDC3G81 BEARING	KBC 6204 DDC3G81 BEARING	\$14.95	1.0	\$14.95
KBC 6307 DDC3G81 BEARING	KBC 6307 DDC3G81 BEARING	\$29.95	1.0	\$29.95
Labor 65	labor charge	\$65.00	2.0	\$130.00

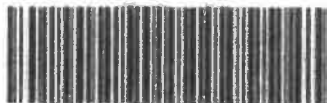
Disclaimer

Electrical parts are final sale only and are not returnable. Items that have been installed or show evidence of installation are nonreturnable. For items that may be returned, customers may receive an invoice credit for such items that contain electrical components, a full refund for a defective item or a partial refund which may include a restocking fee equal to 15% of the total parts cost minus any collected taxes. Rebuilt motors do not carry any warranty either expressed or implied and John's Electric Motors makes no warranty as to the length of time any rebuilt motor or other electrical item may continue to function correctly, if at all. Name brand whole part items may have a factory or manufacturer's warranty, said manufacturer's policy concerning all terms of that warranty are between the purchaser and the manufacturer. Repair items whether whole parts, motors, or parts of motors, may need replacement parts due to complications of disassembly and failure of part integrity due to age or exposure and said repairs may exceed the value of a new replacement item. John's Electric Motors shall not be responsible for parts, motors or other items that fail or are otherwise damaged during disassembly or reassembly. Parts, whether electrical or otherwise, installed by the customer may not be covered by any warranty as professional installation by a licensed contractor is recommended. Special order parts who whole parts are nonreturnable. Customer supplied parts shall not be warranted for failure of that part or, in the event that part causes damage to or failure of a whole part, John's Electric Motors shall not be responsible for any parts supplied by the customer or any damage resulting thereof. Repair items not claimed by the customer within 30 days of being notified by phone, text or email of their completion shall be forfeit and become the sole property of John's Electric Motors and be disposed of, sold, or transferred in any way deemed appropriate by management with no recourse from and no reimbursement due the customer. John's Electric Motors is not responsible for shipping delays or price increases. The customer hereby warrants that they have read and understand these terms and conditions and by signing below, issuing payment, or completing the transaction, agree to all terms and limitations as outlined above and/or terms or conditions available pursuant to Florida law.

Subtotal \$174.90
Tax \$0.00
Invoice Total \$174.90
Payments \$0.00
Credits \$0.00
Balance Due \$174.90

Signed: _____

Date: 7/22/20



RECEIVED JUL 27 2020



Kings III Of America, LLC
The Nation's Leading Provider
of Emergency Communication Solutions
751 Canyon Dr Ste 100,
Coppell, TX 75019
www.kingsiii.com

Account Information

Customer Name: Lakeside Plantation CDD
Customer Number: 42876
Invoice Number: 1854943
Invoice Date: 08/01/2020
Terms: Net 20
P.O. Number:

Important Messages

Test Your Telephones Regularly

Sales (888) 354-6473
Service (800) 788-2029
Billing (888) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL				
Swimming Pool Phone(s) - Complete Service 08/01/2020 - 10/31/2020	1	37.13	3.00	111.39
Sales Tax				0.00
Payments/Credits Applied				0.00

Invoice Balance Due: \$111.39

Date	Invoice #	Description	Amount	Balance Due
08/01/2020	1854943	Recurring Charges	\$111.39	\$111.39

1.271
330.538 . 486

RECEIVED JUL 24 2020

For Billing inquiries, please contact 888-632-5884 or billing@kingsiii.com.
To pay with your credit card or bank account, please complete the back of this form.
Please detach and return this portion with your payment to ensure proper credit.

Page 1



Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019
www.kingsiii.com

Return Service Requested

☐ Please check if your billing address has changed.
Provide your new address below.

MIXED AADC 440 10717 1 AB 0.419
LAKESIDE PLANTATION CDD
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

INVOICE

Customer Number: 42876
Invoice Number: 1854943
Date: 08/01/2020
Terms: Net 20
Amount Due: \$111.39
Amount Enclosed: \$

Please write your Customer Number 42876 on your check.
Make your check payable to: Kings III Of America, LLC

KINGS III OF AMERICA, LLC
751 CANYON DR STE 100
COPPELL TX 75019-8857

REMIT TO:

SOLITUDE

LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00438068
 Invoice Date: 07/01/20
 PROPERTY: Lakeside
 Plantation CDD

SOLD TO: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 9145 Narcoossee Road, Ste. A206
 Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms		
L2077		Due upon receipt		
Sales Rep ID	Shipment Method	Ship Date	Due Date	
Bill Kurth			07/01/20	
Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 07/01/20 - 07/31/20 Lake & Pond Management Services		986.00	986.00

1.272
 310.538 - 460.



RECEIVED JUL 07 2020

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	986.00
Sales Tax	0.00
Total Invoice	986.00
Payment Received	0.00
TOTAL	986.00

www.generatorsaquatics@lakesnponds.com

Invoice

Invoice #: 101
Invoice Date: 7/1/20
Due Date: 7/1/20
Case:
P.O. Number:

Lakeside Plantation CDD
219 E. Livingston St.
Orlando, FL 32801

[illegible]



Invoice


5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 7/1/2020 Invoice # 2020-01999

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

Terms Due Date
Net 30 7/31/2020

Description	Qty	Amount
Month of July Monthly Grounds Maintenance Fee		7,655.00
1.16 320.538 462		
		

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$7,655.00
Payments/Credits	\$0.00
Balance Due	\$7,655.00

Phone # (941) 927-9765 Fax # (941) 929-9356 E-mail carla@bloomingslandscape.com Web Site www.bloomingslandscape.com



INVOICE

5

Relion Solutions LLC.
21378 Glendale Ave.
Port Charlotte, FL 33952

Date: May 29, 2020

Balance Due:: \$1,680.00

Bill To:

Lakeside Plantation CDD
135 W. Central Ave., Suite 320
Orlando, FL 32801

Item	Quantity	Rate	Amount
Guard Services for the month of May	96	\$17.50	\$1,680.00

1.303
330 538.48 401
Total: \$1,680.00

Notes:

96 total hours worked for the month of May, 2020.

RECEIVED MAY 29 2020

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

June 17, 2020

310.513 110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1			()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

AS 200

JS 56

CS 55

MC 282

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

6/17/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

RECEIVED

JUN 19 2020

BY: _____

Vesta

Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 371533
Date 6/30/2020

Terms
Due Date 7/31/2020
Memo Pass Thru May 2020 In...

Bill To
Lakeview Plantation C.D.D.
c/o Governmental Mgmt Svcs-OF, LLC
185 W. Central Blvd. Suite 320
Orlando FL 32801

Description	Quantity	Rate	Amount
Billable Expenses			
J. Branch - Vinyl Decals; COVID-19 Signs			138.45
Total Billable Expenses			138.45
Total			\$138.45

1257

330.538 48101

Floor
Covid-19 decals/signs



RECEIVED JUL 13 2020

Vinyl Decals and Signs, Inc.
1627 DOBBS RD, Ste 100
ST AUGUSTINE, FL 32084
904-806-1276
vinyldecals@comcast.net



INVOICE

BILL TO
Jeff Branch
Jurlington Creek Plantation
350 Plantation Club Pkwy
Saint Johns, FL 32259
United States

SHIP TO
Jeff Branch
Jurlington Creek Plantation
350 Plantation Club Pkwy
Saint Johns, FL 32259
United States

INVOICE # 1257
DATE 05/06/2020
DUE DATE 05/06/2020
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Chromplast	18" X 24" SF CHOREX SIGNS W/STANDS "SOCIAL DISTANCING"	65	25.00	1,625.00T
	Printed Decals w/UV	12" PRINTED CIRCLE DECALS W/UV "SOCIAL DISTANCING"	10	90.00	900.00T

SUBTOTAL
TAX
TOTAL
PAYMENT
BALANCE DUE

2,525.00
164.13
2,689.13
2,525.00
\$164.18

Covid-19 Symple

PAID 5-7-20 CC
PAID 5-11-20 CC

1722

From: Nathan Trates ntrates@vestapropertyservices.com
Subject: Re: Lakeside Plantation approvals 07/15/20
Date: July 21, 2020 at 1:59 PM
To: Megan Byington mbyington@gmscfl.com
Cc: Indhira Araujo iaraujo@gmscfl.com

NT

My apologies Megan,
I thought I sent them back signed. I am
Not currently in the office but these are all approved. I can send signed and coded tomorrow morning.
The Vesta invoices were social distancing signage and decals our chairman approved.

Kind regards,

Nathan Trates
Facility Manager
AFO & ICAA certified
2200 Plantation Blvd.
North Port, FL 34289
P: 941.423.5500
F: 941.423.5501
www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

On Jul 21, 2020, at 1:28 PM, Megan Byington <mbyington@gmscfl.com> wrote:

Good afternoon Nathan,

Im just following up on the below approval request for these invoices.

Let me know what I can do to assist.

On Jul 15, 2020, at 5:04 PM, Megan Byington <mbyington@gmscfl.com> wrote:

Good evening Nathan!

Please find the below invoices for Lakeside Plantation to be reviewed/approved.

In regards to the Vesta invoice #371533, the supporting documents for this invoice (from Vinyl Decals and Signs) has Julington Creek Plantation listed and I just want confirmation/approval that this invoice is for LSP.

Let me know of any questions or concerns.

Thank you for your time!

In order of appearance:

Zoll invoice #
3093315
Pye & Barker invoice #
PSI259795
Vesta invoice #
371533

<LSP 071520.pdf>

Megan Byington
Governmental Management Services - CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827
P: 407.477.5500

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

July 15, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy		()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

7/15/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

RECEIVED JUL 17 2

Maintenance

Express

CARPET CARE

INVOICE
19563

Serving All of Hillsborough County

P.O. Box 110 • Brandon, FL 33509
(813) 684-9799 Telephone/Fax

NAME Barbara Smith
ADDRESS 1115 330.538.48102
CITY Brandon
PERSON CONTACTED Mr. Smith DATE 5-2-2000
PO# 1115 PHONE 813-684-9799

Unit #	Service Required	TOTAL
Club House	Carpet Steam	375
only	Carpet + Sanitizer	
1115	Tile Grout	300
+ Hall	Clean	

Remarks: <u>Recent</u>	Sub Total
	Service Tax
	AMT. DUE

ABOUT FURNITURE MOVING: This is a courtesy, not an obligation... although extreme care is used in handling furniture and big-e-brac, we cannot assume responsibility for any breakage.

ABOUT CARPET CLEANING: Because of fading, color change, shrinking, dry rot, traffic area wear, manufacturer's defect, and deteriorated materials which may deteriorate in the process of cleaning, we cannot assume responsibility for any injuries due to conditions existing prior to cleaning. The very nature of some stains makes it impossible to restore original color or texture. Spotting oxidized rust, liquor, cosmetics, ink, urine stains, etc. is at the customer's risk. Removal of spots are not guaranteed, neither is change in shadings, appearance or texture or loss of pile. We are not responsible for shrinkage or seams pulling apart or carpet pulling off backing or backing pulling out of the floor.

ABOUT CARPET DYEING: We cannot guarantee results because of problems which cannot be anticipated. We do guarantee the benefits of superior knowledge, experience and ultra-modern professional dyeing methods.

No verbal statements, promises or opinions of our technicians shall be binding.

In the event it shall become necessary to collect the herein described sums, or any part thereof, the purchaser agrees to pay all the cost thereof, including reasonable attorneys fees.

PAYMENT IN FULL DUE upon completion of work, unless prior credit arrangements are approved. Past Due invoices assessed at 1.5% per month Finance Charge.

I have read and fully understand the company's limitations as stated above.

Customer: [Signature] Carpet Technician: [Signature]

RECEIVED JUN 03 2000

DISTRICT/ASSOCIATION: Lakeside Plantation CDD

DATE: 6/5/20

PAYABLE TO: Lakeside Plantation CDD/US Bank

AMOUNT REQUESTED: \$9,714.10

REQUESTED BY: Indhira Araujo

ACCOUNT # _____

DESCRIPTION OF NEED: Transfer of Tax Rcpts - S1999

APPROVED BY: Ariel Lovera

SIGNATURE: _____

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

							Gross Assessments	\$	880,463	\$	694,731	\$	185,733				
							Net Assessments	\$	832,038	\$	656,520	\$	175,517				
Date Received	Dist	Gross Assessments Received		Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	1999		Total							
								General Fund 78.91%	Debt Svc Fund 21.09%								
11/20/18	18-01	\$	109,405.71	\$	4,494.48	\$	1,573.67	\$	-	\$	103,337.56	\$	81,538.63	\$	21,798.93	\$	103,337.56
11/30/18	18-02	\$	143,707.06	\$	5,748.42	\$	2,069.38	\$	-	\$	135,889.26	\$	107,223.58	\$	28,665.68	\$	135,889.26
12/19/18	18-03	\$	407,578.69	\$	16,303.44	\$	5,869.13	\$	-	\$	385,406.12	\$	304,105.16	\$	81,300.96	\$	385,406.12
12/28/18	18-04	\$	37,852.10	\$	1,495.36	\$	545.35	\$	-	\$	35,811.39	\$	28,257.02	\$	7,554.37	\$	35,811.39
1/31/19	18-05	\$	18,441.46	\$	559.21	\$	268.23	\$	779.81	\$	18,393.83	\$	14,513.67	\$	3,880.16	\$	18,393.83
2/28/19	18-06	\$	41,726.87	\$	881.89	\$	612.67	\$	-	\$	40,232.31	\$	31,745.35	\$	8,486.96	\$	40,232.31
3/29/19	18-07	\$	18,498.96	\$	184.96	\$	274.71	\$	-	\$	18,039.29	\$	14,233.92	\$	3,805.37	\$	18,039.29
4/30/19	18-08	\$	19,964.47	\$	22.26	\$	299.13	\$	239.15	\$	19,882.23	\$	15,688.10	\$	4,194.13	\$	19,882.23
5/31/19	18-09	\$	9,434.06	\$	-	\$	141.51	\$	-	\$	9,292.55	\$	7,332.30	\$	1,960.25	\$	9,292.55
6/28/19	18-10	\$	38,514.06	\$	-	\$	577.71	\$	-	\$	37,936.35	\$	29,933.72	\$	8,002.63	\$	37,936.35
7/31/19	18-11	\$	14,330.52	\$	-	\$	214.96	\$	242.64	\$	14,358.20	\$	11,329.35	\$	3,028.85	\$	14,358.20
8/30/19	18-12	\$	4,133.29	\$	-	\$	-	\$	-	\$	4,133.29	\$	3,261.38	\$	871.91	\$	4,133.29
10/31/19	18-14	\$	-	\$	-	\$	-	\$	29.35	\$	29.35	\$	23.16	\$	6.19	\$	29.35
Totals		\$	863,587.25	\$	29,690.02	\$	12,446.45	\$	1,290.95	\$	822,741.73	\$	649,185.35	\$	173,556.38	\$	822,741.73

Imagine School at North Port Inc.

\$ 8,842.03

\$

\$ 8,842.03

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/25/18	1198	12/1/18	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

LAKESIDE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2020

[illegible]

Gross Percent Collected	95%
Balance Remaining to Collect	\$60,187.27

IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments					
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/15/19	11/1/19	2810	\$4,421.02	\$4,421.02	\$4,421.02
10/15/19	2/1/20	2810	\$2,210.51	\$2,210.51	\$2,210.51
10/15/19	5/1/20	2810	\$2,210.51	\$2,210.51	\$2,210.51
Total					\$8,842.04
					\$8,842.04

Assessed on Roll:

GROSS AMOUNT		ASSESSMENTS		ASSESSMENTS		AMOUNT
ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED			
O & M	\$ 726,648.19	79.6431%	\$655,940.91	(\$655,940.91)		\$0.00
DEBT SERVICE	\$ 185,732.67	20.3569%	\$167,659.75	(\$157,951.85)		\$9,707.90
TOTAL	\$912,380.86	100.00%	\$823,600.66	(\$813,892.76)		\$9,707.90

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
1/6/20	2203	\$77,529.87
2/18/20	2218	\$78,496.64
3/24/20	2277	\$1,925.34
		\$0.00
TOTAL		\$157,951.85

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Invoice

July 21, 2020

Project No: 20150050-000

Invoice No: 57

Project Manager Andrew Tilton

FEID #59-1173834

George Flint

Lakeside Plantation CDD

c/o GMS Central Florida

9145 Narcoossee Road, Ste. A206

Orlando, FL 32827

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through July 12, 2020

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	54,417.15	T&M	100 %	54,417.15	51,629.65	2,787.50	0.00
	Totals	54,417.15			54,417.15	51,629.65	2,787.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

2,787.50

INVOICE TOTAL:

2,787.50

1.193
310.513.311

RECEIVED JUL 27 2020

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Two Man Party			
Hernandez, Israel	7/7/2020	8.00 Hrs @	135.00
GPR FPL LINE FOR 1000FT LOOKING FOR WIRE PULL BOX.			1,080.00
Hydrogeologist V			
Arnold, Kimberly	7/2/2020	.75 Hrs @	150.00
Review WUP for site			112.50

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20150050-000	Lakeside Plantation CDD	Invoice	57
Engineer IV				
Burford, Brent	6/17/2020	3.00 Hrs @	125.00	375.00
Phone conversations with Crosscreek in regard to drainage inlet at pickleball and lake bank restoration repairs. Phone conversation with Randall at Nidy Sports in reagr to pickleball court repairs. Site visit. Prepare for and attend the LPCDD Board of Supervisors meeting.				
Burford, Brent	6/22/2020	2.50 Hrs @	125.00	312.50
Onsite with CDD maintenance to inspect eletrical issue for fountains.				
Burford, Brent	6/23/2020	.50 Hrs @	125.00	62.50
Conversation with JEI staff in regard to electrical issue. Contact and discuss with electrical contractor.				
Burford, Brent	6/26/2020	2.00 Hrs @	125.00	250.00
Onsite with electrical contractor to inspect eletrical issue for fountains.				
Burford, Brent	6/30/2020	1.00 Hrs @	125.00	125.00
Coordination with electrical contractor, survey team, and CDD chairman.				
Burford, Brent	7/1/2020	2.00 Hrs @	125.00	250.00
Search for electrical plans				
Burford, Brent	7/6/2020	.50 Hrs @	125.00	62.50
Discussion with electrical contractor and JEI staff in regard to electrical issue.				
Burford, Brent	7/10/2020	.50 Hrs @	125.00	62.50
Discussion with electrician in regard to repair proposal. Email CDD manager proposal from electrician. Discussion with electrical contractor and JEI staff in regard to moving forward with electrical repair.				
Engineer IX				
Tilton, Andrew	7/9/2020	.50 Hrs @	190.00	95.00
Update from Brent with ongoing work				
1. - General Engineering Total		21.25		2,787.50

From: George Flint gflint@gmscfl.com
Subject: Re: Lakeside Plantation Approvals 07/29/20
Date: July 29, 2020 at 12:46 PM
To: Megan Byington mbyington@gmscfl.com

GF

Approved

Sent from my iPhone

On Jul 29, 2020, at 10:38 AM, Megan Byington <mbyington@gmscfl.com> wrote:

Good morning George!

Please find the below invoice for Lakeside Plantation to be reviewed/approved.

Let me know of any questions or concerns.

Thank you for your time!

Johnson Engineering invoice #
57
<LSP APPROVAL 072920.pdf>

Megan Byington
Governmental Management Services - CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827
P: 407-477-5652
Email: mbyington@gmscfl.com

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

STATEMENT

March 19, 2020

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 113412
Billed through 02/29/2020

General Counsel/Monthly Meeting

LPCDD 00001 MCE

1.66
310 51 315

FOR PROFESSIONAL SERVICES RENDERED

02/10/20	SRS	Review draft agenda; confer with Flint regarding parking regulation.	0.20 hrs
02/11/20	APA	Review GMS website regarding resolution adopting policy on road verge; prepare agenda memorandum.	0.80 hrs
02/13/20	APA	Analyze agenda package; prepare agenda memorandum.	1.20 hrs
02/17/20	SRS	Prepare for board meeting.	0.90 hrs
02/19/20	SRS	Attend meeting; conduct follow-up regarding same.	0.90 hrs
02/20/20	APA	Prepare installation and related services agreement.	1.00 hrs
02/21/20	APA	Prepare installation and related services agreement.	0.40 hrs
02/24/20	MCE	Prepare Sargent's Electric contract.	0.30 hrs
02/24/20	APA	Finalize installation agreement regarding light post and related services.	0.30 hrs
02/25/20	APA	Prepare internal controls policy resolution.	0.40 hrs
02/28/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
02/28/20	MGC	Research potential internal control policies; prepare same; confer with auditors and district managers regarding same; finalize same and transmit to board for consideration.	0.50 hrs
02/28/20	APA	Follow-up on meeting items.	0.20 hrs

Total fees for this matter

\$1,537.00

DISBURSEMENTS

Document Reproduction

39.25

Total disbursements for this matter

\$39.25

MATTER SUMMARY

Papp, Annie M. - Paralegal	4.30 hrs	145 /hr	\$623.50
Eckert, Michael C.	0.60 hrs	335 /hr	\$201.00
Collazo, Mike	0.50 hrs	345 /hr	\$172.50
Sandy, Sarah R.	2.00 hrs	270 /hr	\$540.00

TOTAL FEES	\$1,537.00
TOTAL DISBURSEMENTS	\$39.25

TOTAL CHARGES FOR THIS MATTER	\$1,576.25
-------------------------------	-------------------

BILLING SUMMARY

Papp, Annie M. - Paralegal	4.30 hrs	145 /hr	\$623.50
Eckert, Michael C.	0.60 hrs	335 /hr	\$201.00
Collazo, Mike	0.50 hrs	345 /hr	\$172.50
Sandy, Sarah R.	2.00 hrs	270 /hr	\$540.00

TOTAL FEES	\$1,537.00
TOTAL DISBURSEMENTS	\$39.25

TOTAL CHARGES FOR THIS BILL	\$1,576.25
-----------------------------	-------------------

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

July 15, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy		()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

7/15/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

RECEIVED JUL 17 2020

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

06/26/20

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

Acct#: 297693	Date: 06/26/20
LAUREN VANDERVEER	Ad Date: 07/06/20
LAKESIDE PLANTATION CDD	Class: 3126
219 EAST LIVINGSTON ST	Ad ID: 3756459
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 569
	Lines: 138
	Agate Lines: 155
	Depth: 16.292
	Inserts: 1
	Description:

Other Charges:	\$0.00	Gross:	\$197.34
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	16.292	Amount Due:	\$197.34

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/06/20	07/06/20	1	\$197.34

1.106.
310.513.480

RECEIVED
JUL 1 5 2020
BY: _____

Ad Note:

Customer Note:

**PUBLIC MEETING HELD
DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-
19: NOTICE OF BOARD OF
SUPERVISORS MEETING OF
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, July 15, 2020 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289.

Currently in place are federal, state, and local emergency declarations ("Declarations"). In the event the Declarations remain in effect and if future orders or declarations so authorize, the meeting will be conducted remotely, using communications media technology pursuant to Executive Orders 20-52 and 20-59, issued by Governor DeSantis, as extended and/or supplemented, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found by contacting the District Manager at 407-841-5524.

The meeting is being held for the necessary public purpose of considering matters related to the district. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so at <https://zoom.us/j/2520446653> or by the following: Dial +1 (646) 876-9923, Meeting ID: 952 0644 6653. If you do not have access to a telephone or if you need assistance using Zoom please contact the District Manager's Office in advance of the meeting by emailing clint@mscsl.com or by calling 407-841-5524.

Written public comments and questions can also be emailed or mailed to the District Manager's Office at Governmental Management Services, c/o Lakeside Plantation CDD, 219 East Livingston Street, Orlando, Florida 32801. Comments and questions received by 2:00 p.m. the day prior to the meeting will be read into the record at the meeting and become part of the permanent record of the meeting.

A copy of the agenda may be obtained by emailing the District Manager at clint@mscsl.com or calling 407-841-5524 in advance of the meeting.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Publish: July 6, 2020
297693 3756459

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!



**PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA COUNTY OF
CHARLOTTE:**

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:

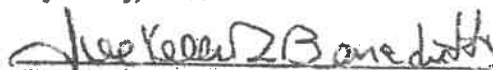
07/06/2020

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn and subscribed before me this 6th
day of July, 2020.


(Signature of Notary Public)

Personally known X OR Produced
Identification



**PUBLIC MEETING HELD
DURING PUBLIC HEALTH
EMERGENCY DUE TO COVID-
19; NOTICE OF BOARD OF
SUPERVISORS MEETING OF
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, July 15, 2020 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289.

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The meeting is open to the public

and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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George Flint
District Manager
Governmental Management
Services - Central Florida, LLC
Publish: July 6, 2020
297693 3756459



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233


Date 6/1/2020 Invoice # 2020-01799

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

1.18
320 538 . 464.

Terms Due Date
Net 30 7/1/2020

Description	Qty	Amount
Month of June Monthly Grounds Maintenance Fee		7,655.00
		RECEIVED JUN 01 2020

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Blooming's Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$7,655.00
Payments/Credits	\$0.00
Balance Due	\$7,655.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloominglandscape.com	www.bloominglandscape.com

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

April 24, 2020

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 114303
Billed through 03/31/2020

General Counsel/Monthly Meeting
LPCDD 00001 MCE

RECEIVED APR 24 2020

1.66
310.513.315.

FOR PROFESSIONAL SERVICES RENDERED

03/03/20	APA	Prepare memorandum regarding internal controls policies.	0.30 hrs
03/11/20	SRS	Review draft minutes.	0.20 hrs
03/12/20	APA	Analyze agenda package; prepare agenda memorandum.	1.40 hrs
03/18/20	SSW	Research questions regarding public meeting, sunshine law, and notice requirements and exemptions related to COVID-19 public health emergency.	0.20 hrs
03/19/20	JJ	Research sunshine law requirements in light of Governor's emergency order; follow up regarding sunshine law procedures in light of COVID-19 emergency; review draft memorandum to district manager regarding CMT and sunshine law issues; review declarations of emergency from Governor's office.	0.30 hrs
03/19/20	EGRE	Research employment and labor law related to COVID-19; review Vesta amenity services contract; attend webinar regarding COVID-19 employment issues; research contractual payment obligations and defenses regarding amenity service contracts and COVID-19; prepare memorandum regarding same; prepare overview of Families First Coronavirus Response Act.	0.40 hrs
03/23/20	JJ	Review attorney general opinion on requiring point of access for CMT meetings.	0.10 hrs
03/26/20	MCE	Review draft audit.	0.80 hrs
03/30/20	MCE	Review amenity and related contract issues.	0.30 hrs
03/30/20	SRS	Conduct follow-up regarding amenity closure extension.	0.30 hrs
03/31/20	MCE	Review issues related to Coronavirus regarding protection of district, impact on district operations and what steps to be taken; prepare steps to deal with same.	1.10 hrs
03/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
03/31/20	JLK	Research and prepare memorandum to district managers and amenity managers regarding COVID-19 notices, best practices and closures; prepare e-blast to residents regarding same; research regulatory agencies' best practices and recommendations; confer with project team; confer with insurance company regarding closures, staffing, federal bill impacts; attend conference call regarding security options for communities; research laws	0.40 hrs

regarding site staffing requirements, options and new federal law affecting local governments.

03/31/20	SSW	Attend Florida Bar sponsored local government panel session regarding public meetings during COVID-19 public health emergency; prepare memorandum to district manager regarding updated information and best practices for conducting virtual district meetings.	0.10 hrs
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Total fees for this matter	\$1,663.50
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DISBURSEMENTS

Document Reproduction	41.50
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Total disbursements for this matter	\$41.50
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MATTER SUMMARY

Papp, Annie M. - Paralegal	1.70 hrs	145 /hr	\$246.50
Gregory, Emma C.	0.40 hrs	235 /hr	\$94.00
Johnson, Jonathan T.	0.40 hrs	375 /hr	\$150.00
Kilinski, Jennifer L.	0.40 hrs	295 /hr	\$118.00
Eckert, Michael C.	2.50 hrs	335 /hr	\$837.50
Sandy, Sarah R.	0.50 hrs	270 /hr	\$135.00
Warren, Sarah S.	0.30 hrs	275 /hr	\$82.50

TOTAL FEES	\$1,663.50
TOTAL DISBURSEMENTS	\$41.50

TOTAL CHARGES FOR THIS MATTER	\$1,705.00
-------------------------------	------------

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.70 hrs	145 /hr	\$246.50
Gregory, Emma C.	0.40 hrs	235 /hr	\$94.00
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Kilinski, Jennifer L.	0.40 hrs	295 /hr	\$118.00
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Sandy, Sarah R.	0.50 hrs	270 /hr	\$135.00
Warren, Sarah S.	0.30 hrs	275 /hr	\$82.50

TOTAL FEES	\$1,663.50
TOTAL DISBURSEMENTS	\$41.50

TOTAL CHARGES FOR THIS BILL	\$1,705.00
-----------------------------	------------

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 16, 2020

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 115320
Billed through 05/31/2020

General Counsel/Monthly Meeting
LPCDD 00001 MCE

1.66
310.513.315

RECEIVED JUN 17 2020

FOR PROFESSIONAL SERVICES RENDERED

04/06/20	LMG	Research and analyze impact of federal, state, and local orders regarding amenity closures and reopenings.	0.50 hrs
04/16/20	RVW	Review correspondence from district manager regarding agenda.	0.30 hrs
05/01/20	MCE	Prepare for reopening recreation facilities.	0.40 hrs
05/01/20	SRS	Review amenity reopening plan; confer with Flint regarding same.	1.00 hrs
05/03/20	JJ	Research meeting protocols and notices during phase 1 of reopening plan.	0.10 hrs
05/04/20	SRS	Review plan for amenity reopening; confer with Trates regarding same.	0.80 hrs
05/06/20	APA	Update budget documents.	0.60 hrs
05/11/20	MCE	Prepare for reopening recreation facilities.	0.10 hrs
05/13/20	SRS	Review draft agenda; prepare budget approval resolution.	1.00 hrs
05/13/20	APA	Prepare agenda memorandum.	0.40 hrs
05/14/20	JLK	Research phase 1 and 2 opening regulations and issues: review summer camp and youth sports program parameters and ADA questions.	0.40 hrs
05/14/20	APA	Analyze agenda package; prepare agenda memorandum.	1.20 hrs
05/15/20	MCE	Prepare for board meeting.	0.20 hrs
05/15/20	APA	Follow-up with district regarding pending agenda items.	0.30 hrs
05/18/20	MCE	Review suspension and related issues.	0.40 hrs
05/18/20	SRS	Prepare for board meeting; prepare Burrow amenity suspension letter; conduct research regarding same.	3.20 hrs
05/18/20	APA	Review district amenities usage policies; prepare suspension letter.	1.40 hrs
05/19/20	SRS	Confer with Flint regarding meeting.	0.20 hrs
05/20/20	SRS	Prepare for and attend board meeting; follow-up regarding same; prepare	2.60 hrs

follow-up letter to Burrow regarding amenity suspension.

05/21/20	MCE	Review Red Cross guidelines regarding swimming due to COVID-19.	0.10 hrs
05/21/20	SRS	Research Vesta addendum.	0.20 hrs
05/21/20	APA	Prepare revisions to budget documents regarding fiscal year 2020/2021; prepare second amendment to amenity management services agreement; prepare purchase order for pool lifts.	2.60 hrs
05/22/20	APA	Review history of incident; prepare suspension outline; prepare fence installation agreement.	2.60 hrs
05/29/20	MCE	Confer with Flint regarding COVID-19 issues; research.	0.30 hrs
05/29/20	JLK	Research questions on ability to limit entry regarding COVID; transmit research regarding same.	0.20 hrs

Total fees for this matter	\$4,690.50
----------------------------	------------

DISBURSEMENTS

United Parcel Service	60.68
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Total disbursements for this matter	\$60.68
-------------------------------------	---------

MATTER SUMMARY

Papp, Annie M. - Paralegal	9.10 hrs	145 /hr	\$1,319.50
Johnson, Jonathan T.	0.10 hrs	375 /hr	\$37.50
Kilinski, Jennifer L.	0.60 hrs	295 /hr	\$177.00
Gentry, Lauren M.	0.50 hrs	250 /hr	\$125.00
Eckert, Michael C.	1.50 hrs	335 /hr	\$502.50
Van Wyk, Roy	0.30 hrs	330 /hr	\$99.00
Sandy, Sarah R.	9.00 hrs	270 /hr	\$2,430.00

TOTAL FEES	\$4,690.50
TOTAL DISBURSEMENTS	\$60.68

TOTAL CHARGES FOR THIS MATTER	\$4,751.18
--------------------------------------	-------------------

BILLING SUMMARY

Papp, Annie M. - Paralegal	9.10 hrs	145 /hr	\$1,319.50
Johnson, Jonathan T.	0.10 hrs	375 /hr	\$37.50
Kilinski, Jennifer L.	0.60 hrs	295 /hr	\$177.00
Gentry, Lauren M.	0.50 hrs	250 /hr	\$125.00
Eckert, Michael C.	1.50 hrs	335 /hr	\$502.50
Van Wyk, Roy	0.30 hrs	330 /hr	\$99.00
Sandy, Sarah R.	9.00 hrs	270 /hr	\$2,430.00

TOTAL FEES	\$4,690.50
------------	------------

=====

TOTAL DISBURSEMENTS


\$60.68

TOTAL CHARGES FOR THIS BILL

\$4,751.18

Please include the bill number with your payment.

Check Request

District	Lakeside Plantation	Date	6/25/20
Payable to	Mary Martin	Account Number	Events
Amount Requested	\$2400		
Requested By	Nathan Trates		
Description of Need	Return for March 2020. Sock-Ap and Wine & Cheese events that were canceled due to COVID-19.		
Approved By	Nathan Trates	Signature	
Received By		Signature	

* Please Send to *

1-348
300-369.101.

Mary Martin
1771 Scarlett Avenue
North Port, FL 34201



From: Nathan Trates ntrates@vestapropertyservices.com
Subject: Check request 6-25-2020 Mary Martin LSP
Date: June 25, 2020 at 10:09 AM
To: Indhira Araujo (iaraujo@gmscfl.com) iaraujo@gmscfl.com
Cc: Katie Costa (kcosta@gmscfl.com) kcosta@gmscfl.com, mbyington@gmscfl.com

NT

Good morning,

Please see attached check request for Mary Martin for the refund of the March 2020 Sock-Hop and Wine & Cheese events.

*Please send check to:

Mary Martin
1771 Scarlett Avenue
North Port, FL 34289

Kind regards,

Nathan Trates

Facility Manager
AFO & ICAA certified



2200 Plantation Blvd.
North Port, FL 34289
P: 941.423.5500
F: 941.423.5501

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

Check R

Payable to	Lakeside Penthouse
Amount Requested	1244.00
Requested By	Nathan Trates
Description of Need	Refund for March 2020 Sock-Hop & Wine & Cheese events that were cancelled.
Approved By	Mary Martin
Received By	

* Please send to *

Mary Martin
1771 Scarlett Avenue
North Port, FL 34289

SERVICE ADDRESS

ACCOUNT NUMBER 2800 PLANTATION BLVD SWD DUE DATE

54883-159826 55-55 7/02/20 8/03/20

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 168.47 6/30/20

Last Bill Amount 168.47
Payments 168.47-
Adjustments .00
BALANCE FORWARD .00

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	5/31/20 6/30/20	156.80	
GB 95 GAL RECY 1PU 1MON	5/31/20 6/30/20	7.00	
GB EXTRA RECY 1XMONTH	5/31/20 6/30/20	4.67	
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges 168.47
PAST DUE - MUST PAY NOW .00
Total Amount Due 168.47

Only use your grill outside. Keep it at least 3 feet from siding, deck rails and eaves. For more safety information call NPPD at 941-240-8150.

Rainy season is here. Please access the City's website at www.cityofnorthport.com/flood for flood protection information. Know your flood zone and purchase flood insurance if needed.

Reminder: The corral should be ready for the driver on collection day (gates opened, free of debris). If the driver needs to get out of the truck for any reason, it could result in additional charges.

1.32.
320.538.434

RECEIVED JUL 07 2020

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.

NORTH PORT SOLID WASTE DISTRICT, 4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286-4100

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SW			
ACCOUNT NUMBER	BLVD	BILL DATE	DUE DATE
54883-159826	55-55	7/02/20	8/03/20
Total Current Charges			168.47
PAST DUE - MUST PAY NOW			.00
Total Amount Due			168.47



LAKE SIDE PLANTATION CDD
C/O GOVERNMENTAL MGT SVCS-CF
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

000054883000159826000000168479

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

ACCOUNT NUMBER	2800	PLANTATION BLVD SW	DUE DATE
54883-159826	55-55	7/02/20	8/03/20

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 168.47 6/30/20

Last Bill Amount	168.47
Payments	168.47-
Adjustments	.00
BALANCE FORWARD	.00

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	5/31/20 6/30/20	156.80	
GB 95 GAL RECY 1PU 1MON	5/31/20 6/30/20	7.00	
GB EXTRA RECY 1XMONTH	5/31/20 6/30/20	4.67	
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47

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Reminder: The corral should be ready for the driver on collection day (gates opened, free of debris). If the driver needs to get out of the truck for any reason, it could result in additional charges.

1.32
320.538,434
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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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

June 17, 2020

310.513 110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1			()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

AS 200

JS 56

CS 55

MC 282.

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

6/17/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

RECEIVED

JUN 19 2020

BY: _____

From: support@webbizbuilder.com
Subject: WebBizBuilder: Statement
Date: July 15, 2020 at 8:37 AM
To: kcosta@gmscfl.com, jrodriguez@gmscfl.com

S

WebBizBuilder Statement

Date: Jul 2020

This is the statement for your monthly WebBizBuilder service fees. Please send payment to the address listed below. If you have any questions about this statement or your account, contact customer service at support@webbizbuilder.com

Account name: lakesideplantationcdd.com/lakesideplantation

Service Plan: Essential Website - \$24.95 per month

Payment Due: On receipt

Total Amount Due:

\$74.85

Send Payments To:

EZOT, Inc.
PMB 239
9597 Jones Rd.
Houston, TX 77065

Account Information:

Trates, Nathan
lakesideplantation@verizon.net
2200 Plantation Blvd
North Port, Florida 34289

To update your account information, login to your site and click the "Your Account" link.

Make check payable to **EZOT, Inc.**

Date	Item	Account	Rate
Jul 2020	Monthly Hosting Bill Sep 2020	lakesideplantationcdd.com/lakesideplantation	24.95
Jul 2020	Monthly Hosting Bill Aug 2020	lakesideplantationcdd.com/lakesideplantation	24.95
Jul 2020	Monthly Hosting Bill Jul 2020	lakesideplantationcdd.com/lakesideplantation	24.95

Total: \$74.85

1 223

310.513.362

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

05/19/20

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

**NOTICE OF QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Acct#: 297693	Date: 05/19/20
LAUREN VANDERVEER	Ad Date: 05/21/20
LAKESIDE PLANTATION CDD	Class: 3138
219 EAST LIVINGSTON ST	Ad ID: 3751413
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 253
	Lines: 60
	Agate Lines: 67
	Depth: 7.083
	Inserts: 1
	Description: Qualifying Cand.

Other Charges:	\$0.00	Gross:	\$85.80
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.083	Amount Due:	\$85.80

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/21/20	05/21/20	1	\$85.80
<p style="text-align: center;">1.106</p> <p style="text-align: center;">310.513 480</p>				

Ad Note:

Customer Note:

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at 101 South Washington Blvd., Sarasota, Florida 34236; Ph: (941) 861-8600. More information can be found on their website at <https://www.sarasotavotes.com>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lakeside Plantation Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.
Publish: May 21, 2020
297693 3751413

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!



PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA COUNTY OF
CHARLOTTE:

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice was published in said newspaper in the issues of:

05/21/2020

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 21st
day of May 2020.

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification



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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation

Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at 101 South Washington Blvd., Sarasota, Florida 34236; Ph: (941) 551-8600. More information can be found on their website at <https://www.sarasotavotes.com>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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For additional information, please contact the Sarasota County Supervisor of Elections.
Publish: May 21, 2020
297693 3751413



better water. pure and simple.®

1099 Enterprise Court
Nokomis, FL 34275
941-485-7526

11"3291 1 MB 0.438"
LAKESIDE PLANTATION
9145 NARCOOSSEE RD STE A208
ORLANDO FL 32827-5768



IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

☐ ☒ ☐ ☐ ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE **06/30/2020** PAY THIS AMOUNT **30.49** ACCOUNT NUMBER **1017805**

Pay By Date: Jul 15

AMOUNT PAID \$

REMIT PAYMENT TO:
CULLIGAN WATER CONDITIONING
1099 ENTERPRISE COURT
NOKOMIS, FL 34275

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 05/31/2020					0.00
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
06/11/2020	641841	1017805	PO#		0.00
6	CLOSED LOCKED OUT		1.000 @	0.00	0.00
06/26/2020	643717	1017805	PO#		30.49
2413	5 GALLON DRINKING WATER		4.000 @	7.00	28.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
06/30/2020	PAYMENT	1017805	PO#		0.00
			@		

114
330.538.48101

RECEIVED JUL 07 2020

ACCOUNT IS CURRENT

Current	30.49	30day	0.00	60day	0.00	90day	0.00	Balance	30.49
---------	-------	-------	------	-------	------	-------	------	---------	-------

Pay your bill online using our secure payment page at www.culligansarasota.com

Culligan Water Conditioning, 1099 Enterprise Court, Nokomis, FL 34275 941-485-7526

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

July 15, 2020

310.513.110.

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy		()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

AS 200

JS 56

CS 55

MC 282

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

7/15/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

RECEIVED JUL 17 2020

Invoice



Date: 7/7/2020
Customer ID: 3941
Invoice No.: SPE52900
Reference: Work Order 69930 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 69930 Sprinkler Fire Inspecti

P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	INS-2 Sprinkler Inspection Annual	1.00	\$225.0000	\$225.00
	INS-AHJRG1 Required 3rd Party Fees & Processing	1.00	\$9.7500	\$9.75
*Inspection(s) complete, control valves Open, FACP Normal, and please see report for any comments.				
Flat Rate Subtotal:				\$234.75

1.5

330.538, 48102

RECEIVED JUL 23 2020

Additional Notes:

Subtotal:	\$234.75
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$234.75



Thank You For Your Business

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

Invoice



Date: 7/7/2020
Customer ID: 3941
Invoice No.: SPE52801
Reference: Work Order 69980 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 69980 Backflow Certification

P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
BFP-FIRE4	Backflow Certification Fire Line 4"	1.00	\$140.0000	\$140.00
BFP-FIREBY	Backflow Certification Fireline Bypass	1.00	\$0.0000	\$0.00
BFP-POT 2	Backflow Certification Potable 2"	1.00	\$52.0000	\$52.00
BFP-POT 1	Backflow Certification Potable 1"	2.00	\$35.0000	\$70.00
INS-AHJRC1	Required 3rd Party Fees & Processing	5.00	\$9.7500	\$48.75

*Backflow Certification(s) complete - device(s) Filled, quote(s) to follow.

Flat Rate Subtotal: \$310.75

1.5

330.538.48162

RECEIVED JUL 23 2020

Additional Notes:

Subtotal:	\$310.75
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$310.75

Thank You For Your Business

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS



Pye Barker Fire & Safety, LLC
1945 12TH ST SARASOTA FL 34236 941.366.6370
www.pyebarkerfire.com

Invoice Fire Safety

Account Number	Invoice Number
C118755	PSI259795
Invoice Date	Total USD
06/05/2020	166.00

Ship To Address:
C118755
LAKEBIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Remit To Address:

Bill To Address:

231 1 0P 0.300 60221X 10240 06250418533 52 P7459643 0001:0001



LAKEBIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472



Pye Barker Fire & Safety, LLC
P O Box 714812
Cincinnati, OH 45271

Order Number		Terms		Due Date	
		Net 30		07/05/2020	
Technician		Branch Code		Branch Location	
Shaun Bromley		050-SAR		Pye Barker Fire-050	
Branch Phone		Branch Location		Branch Phone	
941-366-6370					
Item No	Description	Quantity	Unit	Unit Price	Line Amount
APT	ANNUAL FIRE EXT INSPECTION	11	Each	6.00	66.00
RFEXT	HST-RC CHANGE OUT EXT	1	Each	55.00	55.00
SC	SERVICE CALL FEE	1	Each	45.00	45.00

1.119.

330.530.48102

RECEIVED JUL 18 2020



SAVE TIME AND MONEY WITH OUR CUSTOMER PORTAL

Our goal is to make it easy for you to manage the invoices you receive from us. For the ultimate in convenience try our Customer Portal. You can view, print, download and pay your invoices online. Save time and money by going paperless. Go Green!
Visit www.pyebarkerfire.com to enroll or email us at ENROLLME@PYEBARKERFIRE.COM

Remit To Address:

Pye Barker Fire & Safety, LLC
P O Box 714812
Cincinnati, OH 45271

Pye Barker Corporate Office 678.281.6143

Subtotal	166.00
Tax	0.00
Total USD	166.00

TO VIEW AND PAY ONLINE GO TO:	http://pyebarkerfire.billtrust.com	USE THIS ENROLLMENT TOKEN:	VICM MPT QTH
-------------------------------	-------------------------------------------------------------------------------------	----------------------------	--------------

[Handwritten signature]



INVOICE

6

Relion Solutions LLC.
21378 Glendale Ave.
Port Charlotte, FL 33952

Date: Jul 6, 2020

Balance Due:: \$1,820.00

Bill To:

Lakeside Plantation CDD
135 W. Central Ave., Suite 320
Orlando, FL 32801

Item	Quantity	Rate	Amount
Guard Services for the month of June, 2020.	104	\$17.50	\$1,820.00

Total: \$1,820.00

Notes:

104 total hours worked for the month of June, 2020.

1.303

330.538 . 48401

RECEIVED JUL 06 2020

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

June 17, 2020

310. 13 110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1			()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

AS 200

JS 56

CS 55

MC 282.

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

6/17/20
Date

****RETURN SIGNED DOCUMENT TO Ariel Llovera****

RECEIVED

JUN 19 2020

BY: _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

July 20, 2020

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 115873
Billed through 06/30/2020

General Counsel/Monthly Meeting
LPCDD 00001 MCE

1.66
310.513.315.

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FOR PROFESSIONAL SERVICES RENDERED

06/04/20	SRS	Review Executive Order 20-139; research Phase 2 amenity reopening; review Phase 2 gym reopening plan.	0.80 hrs
06/05/20	SRS	Prepare Nautilus pool lift purchase order and second amendment to Vesta amenity services agreement.	0.50 hrs
06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 reopening.	0.10 hrs
06/05/20	APA	Revise and finalize agreement for fence installation; provide purchase order agreement for pool lifts and second amendment to facilities management agreement to district.	0.60 hrs
06/08/20	MCE	Review phase 2 reopening issues.	0.10 hrs
06/08/20	LMG	Research and analyze implications of Phase 2 reopening plan for amenities operation; develop best practices related to same.	0.30 hrs
06/10/20	SRS	Review draft agenda and minutes; prepare tennis court fencing agreement; follow-up regarding Burrow amenity suspension.	1.20 hrs
06/10/20	APA	Revise agreement for fence installation.	0.40 hrs
06/11/20	APA	Analyze agenda package; prepare agenda memorandum.	1.10 hrs
06/12/20	SRS	Revise tennis court fence installation agreement; confer with Sear regarding Burrow incident; prepare for amenity suspension hearing and board meeting.	3.30 hrs
06/12/20	APA	Revise agreement for installation of fencing with Stewart Tennis Courts & Fencing; prepare redline regarding revisions.	0.60 hrs
06/15/20	MCE	Review qualification results; follow-up regarding same.	0.20 hrs
06/15/20	SRS	Confer with Sabol regarding Burrow incident.	0.20 hrs
06/15/20	APA	Research county supervisor of elections site regarding qualifying candidate(s).	0.30 hrs
06/16/20	MCE	Confer with Flint regarding election issue.	0.10 hrs

06/16/20	SRS	Confer with Trates regarding amenity suspension hearing; research resign to run laws; confer with Flint regarding same; research requirements for website accessibility audits.	1.40 hrs
06/17/20	SRS	Attend meeting; follow-up regarding same; prepare notice of suspension and right to appeal.	2.50 hrs
06/18/20	SRS	Follow-up regarding Burrow amenity suspension hearing.	0.60 hrs
06/19/20	SRS	Follow-up regarding Burrow suspension; prepare concrete services agreement.	1.80 hrs
06/19/20	APA	Prepare agreement for concrete repairs to district walkways with Bradley A. Ray, Inc.	1.20 hrs
06/23/20	MCE	Review recent government orders regarding CDD operations in light of COVID-19.	0.20 hrs
06/26/20	JLK	Review phase 2 executive order; prepare categories regarding reopening expansions; research various nuances for same; confer with district manager and amenity manager; confer with FIA regarding same; review, edit and transmit COVID waivers and license agreements for use of same; review, edit and transmit reservation language and screening questionnaires; review PPE requirements promulgated by local jurisdictions; review COVID notification process.	0.30 hrs
06/26/20	SSW	Review Executive Order 20-150 regarding extension of waiver of physical quorum requirement for local government public meetings; prepare and circulate correspondence to district manager regarding same.	0.10 hrs
06/30/20	SRS	Prepare concrete services agreement.	0.20 hrs
06/30/20	APA	Prepare e-mail to Trates regarding concrete repairs agreement.	0.20 hrs
Total fees for this matter			\$4,432.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	4.40 hrs	145 /hr	\$638.00
Kilinski, Jennifer L.	0.30 hrs	295 /hr	\$88.50
Gentry, Lauren M.	0.30 hrs	250 /hr	\$75.00
Eckert, Michael C.	0.60 hrs	335 /hr	\$201.00
Sandy, Sarah R.	12.50 hrs	270 /hr	\$3,375.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES

\$4,432.50

TOTAL CHARGES FOR THIS MATTER**\$4,432.50****BILLING SUMMARY**

Papp, Annie M. - Paralegal	4.40 hrs	145 /hr	\$638.00
Kilinski, Jennifer L.	0.30 hrs	295 /hr	\$88.50

Gentry, Lauren M.	0.30 hrs	250 /hr	\$75.00
Eckert, Michael C.	0.60 hrs	335 /hr	\$201.00
Sandy, Sarah R.	12.50 hrs	270 /hr	\$3,375.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES	\$4,432.50
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TOTAL CHARGES FOR THIS BILL	\$4,432.50
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Please include the bill number with your payment.



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 369948
Date 6/1/2020
Terms Net 30
Due Date 6/30/2020
Memo June 2020 Fees

Bill To

Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
135 W. Central Blvd. Suite 320
Orlando FL 32801

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,050.50	5,050.50
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,214.67	2,214.67
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,512.50	2,512.50
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,781.00	4,781.00

Thank you for your business.

Total \$14,558.67

1.257

330.538,120.

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

July 15, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy		()
2	Bud Sabol	✓	Yes (\$200)
3	Joe Szewczyk	✓	Yes (\$200)
4	Camille Stephens	✓	Yes (\$200)
5	Pina Chichelli	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

7/15/20
Date

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Spiess Pool, LLC
801 Sawdust Tr
Kissimmee, FL 34744

Phone: (407) 847-2771
Fax: (407) 847-8242
Email: lwren@spiespool.com
Web: www.spiespool.com

Invoice
353092
6/9/2020

WHY WAIT FOR YOUR MATERIAL SAFETY DATA SHEETS (MSDS) THEY ARE NOW AVAILABLE FOR FAST PRINTING FROM OUR WEBSITE.

Bill To:
LAKESIDE PLANTATION-NORTHPORT
C/O GMS CENTRAL FLORIDA
135 W CENTRAL BLVD #320
ORLANDO FL 32801

Work Location:
LAKESIDE PLANTATION
LAKESIDE PLANTATION (GMS)
Attn: XORGI ALGARD
2200 PLANTATION BLVD
North Port, FL 34289

Terms

P.O.#

Sales Representative
HOUSE ACCOUNT

Special instructions:

WO	BULK SIZE & LOCATION	
Qty	Product/Service	Description
1.00	PUR-101-6780	EQ SEAL PLATE O-RING 3/8" X 11" ID 35 35-6780
1.00	PUR-101-0380	SHAFT SEAL S-380V VITON EQ SEAL 07 VITON EQ SEAL S-380V 071728S
1.00	GHS-451-2035	TOGGLE SWITCH BOOT BLK COVER MPSC000
1.00	PAC-80-7089	5HP 1PH EQ500 MOTOR EEQ500 30801 EQ 5 HP 1PH POOL MOTOR
		SPI-L00-0070 LABOR
0.00		Description Of Work Completed Replaced a 5HP 1PH EQ motor, shaft seal and pump o-ring on the pool recirculation pump due to electrical storm.

1.281
320.538 . 510
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Subtotal: \$2,492.00
Tax: \$0.00
Paid: \$0.00
Total: \$2,492.00

FOR CHEMICAL EMERGENCY CALL INFOTRAC 1-800-535-5053 24HRS
WE CANNOT WARRANTY PARTS THAT WE DO NOT INSTALL

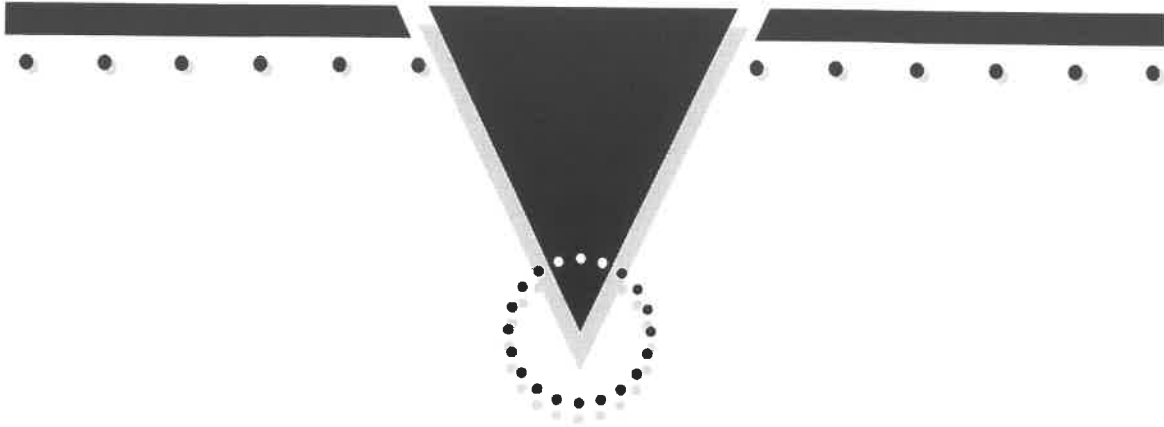
I hereby acknowledge I have received the merchandise specified above in satisfactory condition.

Customer Signature: _____ Date: _____

Print Customer Name: _____

Please call or email the office for a hard copy of this invoice.

SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
June 30, 2020



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund
5	Capital Reserve Fund
6-7	Month to Month
8	Long-Term Debt
9	Assessment Receipt Schedule

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

COMBINED BALANCE SHEET

June 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 59,736	\$ -	\$ -	\$ 59,736
Debit Card Account	2,876	-	-	2,876
Money Market Account	352,264	-	-	352,264
Petty Cash	3	-	-	3
Capital Reserve Account	-	-	16,281	16,281
<u>Investment - Operations:</u>				
Investment - SBA Fund	506	-	358,456	358,962
<u>Investment - Bonds:</u>				
Reserve Fund	-	58,622	-	58,622
Revenue Fund	-	55,210	-	55,210
Prepayment Fund	-	0	-	0
Due from Capital Reserve	1,435	-	-	1,435
Deposits	517	-	-	517
Due from General Fund	-	10,114	-	10,114
Due from Other	33	-	-	33
Total Assets	<u>\$ 417,371</u>	<u>\$ 123,945</u>	<u>\$ 374,737</u>	<u>\$ 916,053</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 13,420	\$ -	\$ 8,219	\$ 21,639
Due to Debt	10,114	-	-	10,114
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 24,659</u>	<u>\$ -</u>	<u>\$ 8,219</u>	<u>\$ 32,878</u>
Fund Balances				
Nonspendable				
Prepaid items	\$ -	-	-	\$ -
Deposits	\$ 517	-	-	\$ 517
Restricted for:				
Debt Service	\$ -	\$ 123,945	\$ -	\$ 123,945
Capital Projects	-	-	366,518	\$ 366,518
Assigned	19,346	-	-	\$ 19,346
Unassigned	372,848	-	-	\$ 372,848
Total Fund Balances	<u>\$ 392,711</u>	<u>\$ 123,945</u>	<u>\$ 366,518</u>	<u>\$ 883,175</u>
Total Liabilities & Fund Balances	<u>\$ 417,371</u>	<u>\$ 123,945</u>	<u>\$ 374,737</u>	<u>\$ 916,053</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending June 30, 2020

Revenues:

	Adopted Budget	Prorated Budget Thru 06/30/20	Actual Thru 06/30/20	Variance
Tennis Club	\$ 20,000	\$ 15,000	\$ 13,240	\$ (1,760)
Activities	10,000	7,500	4,529	(2,971)
Clubhouse Rentals	5,000	3,750	800	(2,950)
Miscellaneous	1,500	1,125	393	(732)
Interest	50	38	32	(5)
Operations & Maintenance Assessments	686,794	686,794	695,510	8,716

Total Revenues

\$ 723,344	\$ 714,207	\$ 714,504	\$ 297
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Expenditures:

Administrative

Supervisor Fees	\$ 11,000	8,250	\$ 5,400	\$ 2,850
District Manager	38,246	28,684	28,685	(0)
District Counsel	25,000	18,750	19,214	(464)
District Engineer	10,000	7,500	11,683	(4,183)
Disclosure Report	1,000	750	750	0
Trustee Fees	4,400	4,400	3,578	822
Audit Fees	3,700	3,700	3,185	515
Postage, Phone, Fax, Copies	1,500	1,125	622	503
General Liability Insurance	6,000	6,000	5,792	208
Legal Advertising	1,500	1,125	1,207	(82)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,425	1,134	291
Property Insurance	8,700	8,700	8,968	(268)
Information Technology	2,500	1,875	975	900

Total Administrative

\$ 115,621	\$ 92,459	\$ 91,367	\$ 1,093
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Operations

Personnel Services (Management Contract)	\$ 174,706	\$ 131,029	\$ 131,028	\$ 1
Road & Sidewalk Repairs & Maintenance	2,500	1,875	-	1,875
Common Area Renewal & Maintenance	5,000	3,750	214	3,536
Street Light/Decorative Light	5,000	3,750	-	3,750
Landscape Maintenance - Contract	91,860	68,895	68,895	-
Landscape Maintenance - Other	5,000	3,750	-	3,750
Mulch	10,740	8,055	-	8,055
Irrigation Maintenance	3,000	2,250	3,031	(781)
Lake Maintenance	14,000	10,500	8,694	1,806
Electric Utility Services - Entrance Feature	9,000	6,750	4,955	1,795
Water Utility Services - Entrance Feature	4,000	3,000	269	2,731
Repairs & Maintenance - Entrance Feature	3,000	2,250	4,414	(2,164)
Miscellaneous Tools & Equipment	1,000	750	-	750
Landscape Inspection Services	3,420	2,565	-	2,565
Traffic Enforcement	2,500	1,875	-	1,875
Tree Removal	-	-	600	(600)

Total Operations

\$ 334,726	\$ 251,044	\$ 222,101	\$ 28,943
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Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending June 30, 2020

	Adopted Budget	Prorated Budget Thru 06/30/20	Actual Thru 06/30/20	Variance
Clubhouse				
Activities	\$ 20,000	\$ 15,000	\$ 12,917	\$ 2,083
Licenses/Fees	1,200	688	688	-
General Supplies	10,000	7,500	7,371	129
Maintenance	14,000	10,500	7,528	2,972
Office Supplies	3,500	2,625	880	1,745
Public Communication	1,500	1,125	1,010	115
Pest Control	600	450	450	-
Security	1,500	1,125	657	468
Security Patrol	30,274	22,705	16,940	5,765
AED	300	225	481	(256)
Telephone & Internet Services	5,500	4,125	3,909	216
Janitorial Supplies	3,000	2,250	2,299	(49)
Electric Utility Services - Clubhouse	14,000	10,500	7,635	2,865
Gas Utility	250	188	109	78
Garbage Collection	2,100	1,575	1,349	226
Water Utility Services - Clubhouse	4,400	3,300	2,633	667
Electric Utility Services - Tennis Courts & Pool	16,000	12,000	8,652	3,348
Pool Cleaning	9,720	7,290	6,760	530
Pool Maintenance - Other	10,000	7,500	9,576	(2,076)
Tennis Courts - Maintenance	5,000	3,750	4,605	(855)
Tennis Courts - Programs	3,500	2,625	-	2,625
Water Utility Services - Tennis Courts & Pool	6,000	4,500	4,587	(87)
Total Clubhouse	\$ 162,344	\$ 121,546	\$ 101,035	\$ 20,511
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 65,000	\$ 65,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 65,000	\$ 65,000	\$ -
Total Expenditures	\$ 742,690		\$ 479,503	
Excess Revenues (Expenditures)	\$ (19,346)		\$ 235,001	
Fund Balance - Beginning	\$ 19,346		\$ 157,710	
Fund Balance - Ending	\$ (0)		\$ 392,711	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending June 30, 2020

	Adopted Budget	Prorated Budget Thru 06/30/20	Actual Thru 06/30/20	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 177,774	\$ 1,869
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	774	774
Total Revenues	\$ 184,747	\$ 184,747	\$ 187,389	\$ 2,642
<u>Expenditures:</u>				
Interest - 11/1	\$ 51,083	\$ 51,083	\$ 51,083	\$ -
Principal - 5/1	80,000	80,000	80,000	-
Interest - 5/1	51,083	51,083	51,083	-
Total Expenditures	\$ 182,165	\$ 182,165	\$ 182,165	\$ -
Excess Revenues (Expenditures)	\$ 2,582		\$ 5,224	
Fund Balance - Beginning	\$ 63,325		\$ 118,721	
Fund Balance - Ending	\$ 65,908		\$ 123,945	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending June 30, 2020

	Adopted Budget	Prorated Budget Thru 06/30/20	Actual Thru 06/30/20	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 65,000	\$ 65,000	\$ -
Interest	-	-	3,858	\$ 3,858
Total Revenues	\$ 130,000	\$ 65,000	\$ 68,858	\$ 3,858
<u>Expenditures:</u>				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ -	\$ -
Exterior Building Elements	-	-	-	-
Property Site Elements	\$ 53,818	\$ 40,364	\$ 8,040	\$ 32,324
Pool Elements	-	-	6,000	(6,000)
Contingency	-	-	65,998	(65,998)
Total Expenditures	\$ 53,818	\$ 40,364	\$ 80,038	\$ (39,674)
Excess Revenues (Expenditures)	\$ 76,182		\$ (11,180)	
Fund Balance - Beginning	\$ 324,810		\$ 377,698	
Fund Balance - Ending	\$ 400,992		\$ 366,518	

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 6,520	\$ 3,300	\$ 2,520	\$ 460	\$ 400	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,240
Activities	1,452	565	776	1,273	617	(80)	(50)	-	(24)	-	-	-	4,529
Clubhouse Rentals	-	-	800	-	-	-	-	-	-	-	-	-	800
Miscellaneous	179	168	46	0	-	-	-	-	-	-	-	-	393
Interest	2	1	4	6	5	4	4	3	3	-	-	-	32
Operations & Maintenance Assessments	-	61,935	529,143	19,326	7,533	13,902	15,149	8,953	39,569	-	-	-	695,510
Total Revenues	\$ 8,153	\$ 65,969	\$ 533,290	\$ 21,066	\$ 8,554	\$ 13,866	\$ 15,102	\$ 8,956	\$ 39,548	\$ -	\$ -	\$ -	\$ 714,504

Expenditures:													
Administrative													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ 5,400
District Manager	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	-	-	-	28,685
District Counsel	1,131	1,650	106	1,358	1,576	1,705	2,504	4,751	4,433	-	-	-	19,214
District Engineer	966	2,219	551	1,375	813	1,753	406	813	2,788	-	-	-	11,683
Disclosure Report	-	-	-	-	-	500	83	83	83	-	-	-	750
Trustee Fees	3,578	-	-	-	-	-	-	-	-	-	-	-	3,578
Audit Fees	-	-	-	-	-	-	3,185	-	-	-	-	-	3,185
Postage, Phone, Fax, Copies	109	60	35	11	247	35	75	20	30	-	-	-	622
General Liability Insurance	5,792	-	-	-	-	-	-	-	-	-	-	-	5,792
Legal Advertising	347	116	86	-	86	89	-	286	197	-	-	-	1,207
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	50	716	303	10	57	(9)	6	0	0	-	-	-	1,134
Property Insurance	8,968	-	-	-	-	-	-	-	-	-	-	-	8,968
Information Technology	108	108	108	108	108	108	108	108	108	-	-	-	975
Total Administrative	\$ 25,212	\$ 9,056	\$ 4,376	\$ 7,049	\$ 7,074	\$ 7,368	\$ 9,556	\$ 10,049	\$ 11,627	\$ -	\$ -	\$ -	\$ 91,367

Operations													
Personnel Services (Management Contract)	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ -	\$ -	\$ -	\$ 131,028
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	214	-	-	-	-	-	-	-	-	214
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,655	7,655	7,655	7,655	7,655	7,655	7,655	7,655	7,655	-	-	-	68,895
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	1,956	-	314	110	-	651	-	-	-	-	-	-	3,031
Lake Maintenance	966	966	966	966	966	966	966	966	966	-	-	-	8,694
Electric Utility Services - Entrance Feature	622	583	563	608	604	586	543	479	366	-	-	-	4,955
Water Utility Services - Entrance Feature	47	32	28	24	24	28	32	28	28	-	-	-	269
Repairs & Maintenance - Entrance Feature	-	-	-	3,266	-	-	-	-	1,148	-	-	-	4,414
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removal	-	-	-	-	600	-	-	-	-	-	-	-	600
Total Operations	\$ 25,805	\$ 23,795	\$ 24,085	\$ 27,402	\$ 24,407	\$ 24,444	\$ 23,755	\$ 23,687	\$ 24,722	\$ -	\$ -	\$ -	\$ 222,101

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 2,105	\$ 1,583	\$ 2,880	\$ 3,794	\$ 1,477	\$ 507	\$ 450	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ 12,917
Licenses/Fees	624	-	64	-	-	-	-	-	-	-	-	-	688
General Supplies	278	354	838	2,030	1,141	1,008	-	1,045	679	-	-	-	7,371
Maintenance	607	1,623	1,101	1,327	1,181	159	-	1,256	274	-	-	-	7,528
Office Supplies	96	418	-	61	74	119	-	16	95	-	-	-	880
Public Communication	93	93	69	190	384	45	45	45	45	-	-	-	1,010
Pest Control	-	150	-	-	150	-	-	150	-	-	-	-	450
Security	41	147	175	-	147	-	-	147	-	-	-	-	657
Security Patrol	1,680	2,100	1,680	1,960	-	3,920	2,100	1,680	1,820	-	-	-	16,940
AED	-	-	-	-	-	-	-	-	481	-	-	-	481
Telephone & Internet Services	370	478	393	388	500	388	427	539	427	-	-	-	3,909
Janitorial Supplies	275	336	484	166	224	651	-	-	164	-	-	-	2,299
Electric Utility Services - Clubhouse	1,156	1,048	980	811	902	876	910	534	417	-	-	-	7,635
Gas Utility	12	12	12	12	12	12	12	12	12	-	-	-	109
Garbage Collection	168	182	168	180	-	313	168	-	168	-	-	-	1,349
Water Utility Services - Clubhouse	178	660	856	238	-	238	204	130	130	-	-	-	2,633
Electric Utility Services - Tennis Courts & Pool	543	802	1,000	1,295	1,264	1,237	1,103	800	608	-	-	-	8,652
Pool Cleaning	810	850	-	-	850	850	850	850	850	-	-	-	6,760
Pool Maintenance - Other	3,288	-	714	1,891	27	33	371	761	2,492	-	-	-	9,576
Tennis Courts - Maintenance	144	2,448	897	974	46	34	-	62	-	-	-	-	4,605
Tennis Courts - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services - Tennis Courts & Pool	544	706	495	751	402	601	577	314	197	-	-	-	4,587
Total Clubhouse	\$ 13,012	\$ 13,989	\$ 13,657	\$ 16,069	\$ 8,779	\$ 10,990	\$ 7,218	\$ 8,341	\$ 8,979	\$ -	\$ -	\$ -	\$ 101,035
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Total Expenses	\$ 64,029	\$ 46,840	\$ 42,117	\$ 115,520	\$ 40,260	\$ 42,803	\$ 40,529	\$ 42,077	\$ 45,328	\$ -	\$ -	\$ -	\$ 479,503
Excess Revenues (Expenditures)	\$ (55,877)	\$ 19,129	\$ 491,173	\$ (94,454)	\$ (31,706)	\$ (28,937)	\$ (25,476)	\$ (33,120)	\$ (5,780)	\$ -	\$ -	\$ -	\$ 235,001

**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	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$	189,896
RESERVE FUND BALANCE	\$	58,622
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)
CURRENT BONDS OUTSTANDING	\$	1,390,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	1999		
							General Fund 79.64%	Debt Svc Fund 20.36%	Total 100%
							\$ 912,381	\$ 726,648	\$ 185,733
							\$ 862,200	\$ 686,683	\$ 175,517
11/25/19	19-01	\$ 78,949.53	\$ -	\$ 1,184.24	\$ -	\$ 77,765.29	\$ 61,934.67	\$ 15,830.62	\$ 77,765.29
12/4/19	P/E 11/20/19	\$ 190,166.54	\$ 2,852.50	\$ -	\$ -	\$ 187,314.04	\$ 149,182.66	\$ 38,131.38	\$ 187,314.04
12/18/19	P/E 11/30/19	\$ 402,804.19	\$ 5,799.34	\$ 16,181.61	\$ -	\$ 380,823.24	\$ 303,299.35	\$ 77,523.89	\$ 380,823.24
12/31/19	P/E 12/04/19	\$ 97,721.90	\$ 1,465.83	\$ -	\$ -	\$ 96,256.07	\$ 76,661.30	\$ 19,594.77	\$ 96,256.07
1/30/20	P/E 12/31/19	\$ 24,610.72	\$ 357.91	\$ 749.83	\$ 763.35	\$ 24,266.33	\$ 19,326.45	\$ 4,939.88	\$ 24,266.33
2/28/20	P/E 01/31/20	\$ 9,601.92	\$ 144.03	\$ -	\$ -	\$ 9,457.89	\$ 7,532.55	\$ 1,925.34	\$ 9,457.89
3/31/20	P/E 02/29/20	\$ 17,721.50	\$ 265.82	\$ -	\$ -	\$ 17,455.68	\$ 13,902.24	\$ 3,553.44	\$ 17,455.68
4/30/20	P/E 03/31/20	\$ 19,204.52	\$ 288.07	\$ -	\$ 104.09	\$ 19,020.54	\$ 15,148.54	\$ 3,872.00	\$ 19,020.54
5/29/20	P/E 04/30/20	\$ 11,412.77	\$ 171.19	\$ -	\$ -	\$ 11,241.58	\$ 8,953.14	\$ 2,288.44	\$ 11,241.58
6/30/20	P/E 05/31/20	\$ 50,439.21	\$ 756.59	\$ -	\$ -	\$ 49,682.62	\$ 39,568.77	\$ 10,113.85	\$ 49,682.62
Totals		\$ 902,632.80	\$ 12,101.28	\$ 18,115.68	\$ 867.44	\$ 873,283.28	\$ 695,509.67	\$ 177,773.61	\$ 873,283.28

Imagine School at North Port Inc.

\$ 8,842.03 \$ - \$ 8,842.03

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/24/19	2810	11/1/19	\$ 4,421.02	\$ 4,421.02	\$ -	\$ -	\$ 4,421.02
10/24/19	2810	2/1/20	\$ 2,210.51	\$ 2,210.51	\$ -	\$ -	\$ 2,210.51
10/24/19	2810	5/1/20	\$ 2,210.51	\$ 2,210.51	\$ -	\$ -	\$ 2,210.51
\$ 8,842.04			\$ 8,842.04	\$ -	\$ -	\$ -	\$ 8,842.04

SECTION VIII

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS

as of 8/19/20

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		In Process	Contract awarded. Waiting on commencement of work.
2	11/20/19	Tennis Court Lights	AM		In Process	Proposals to be discussed at presented at 7/15/20 Board Meeting
3	2/19/20	Contact City of North Port Regarding Jurisdiction to Enforce Removal of Items in ROW	DM		Complete	Code citation pending
4		Plantation BLVD Entrance Electrical Issues	DE/DM		In Process	Electrical issue on Plantation Blvd completed, irrigation checked, some landscape will need to be replaced

SECTION C

*This item will be provided under
separate cover*