

*Lakeside Plantation  
Community Development District*

*Agenda*

*October 21, 2020*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801

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

October 14, 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, October 21, 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. Acceptance of SWFWMD Inspection Report by Zoller Engineering, LLC
  - B. Discussion of Vesta's Roles and Responsibilities at Lakeside Plantation (*Requested by Supervisor Roumy*)
  - C. Discussion of COVID-19 Amenity Policies
- VI. Business Administration
  - A. Approval of Minutes of September 16, 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 is acceptance of SWFWMD inspection report by Zoller Engineering, LLC. A copy of the report is enclosed for your review. Section B is discussion of Vesta's roles and responsibilities at Lakeside Plantation. There is no back-up. Section C is discussion of COVID-19 amenity policies. There is no back-up.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the August 19, 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



## STATEMENT OF INSPECTION FOR PROPER OPERATION AND MAINTENANCE

SOUTHWEST FLORIDA  
WATER MANAGEMENT DISTRICT

2379 BROAD STREET • BROOKSVILLE, FL 34604-6899  
(352) 796-7211 OR FLORIDA WATS 1 (800) 423-1476

Within 30 days after completion of the inspection for proper operation and maintenance, the operation and maintenance entity or its authorized agent must SEND THE ORIGINAL PLUS ONE COPY OF THIS FORM to the Southwest Florida Water Management District, 2379 Broad Street, Brooksville, Florida 34604-6899. Upon receipt, the District will review this statement and may inspect the system for compliance with the approved permit and as-built drawings.

### (1) SURFACE WATER MANAGEMENT SYSTEM INFORMATION: (3013)

Permit No. 18655.01 County: Sarasota

Project Name: Lakeside Plantation

Permittee: Lakeside Plantation Community Development District

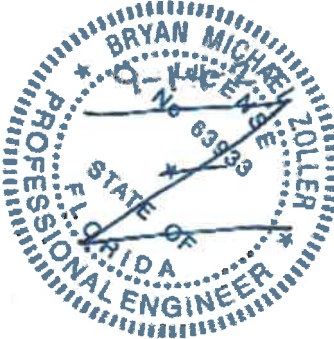
Address: 2200 Plantation Boulevard

City: North Port State: Florida Zip: 34286

Telephone: 4078415524

(2) I hereby certify that an inspection of the above-referenced system was performed on 08/18/2020 and further certify based on my observations that all above-ground facilities are being operated and maintained as authorized by the Southwest Florida Water Management District. I further state that it is my opinion based on my observations, knowledge, experience and any other available information that the below-ground facilities are being operated and maintained as authorized.

By:  Bryan Zoller 63933  
Signature of Engineer Name (Please Type) FL P.E. No.



Zoller Engineering LLC  
Company Name

512 Riverside Drive East  
Company Address

Bradenton, Florida, 34208  
City, State, Zip

Phone: ( 941 ) 812-2585 Date: 9/14/2020

## 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, September 16, 2020 at 6:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) 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*.

Present and constituting a quorum were:

Alan (Bud) Sabol  
Joe Szewczyk  
Camille Stephens  
Pina Chichelli  
Bill Roumy

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Sarah Sandy  
Brent Burford  
Nathan Trates  
Scott Smith  
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.

**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. There is an opportunity later on the agenda for general audience comments. If you have a comment about something not specifically on the agenda, you can bring it up. If there are any comments about agenda items, this is the opportunity. We will take them one at a time. Please state your name and address and limit your comments to three minutes. Are there any audience comments on agenda items?

Sue Martin, Scarlett Avenue: I'm confused as to whether the agenda item on Amenity Facilities is to reopen the Clubhouse.

Mr. Flint: The item on the agenda is an amendment to the existing Amenity Policy, primarily for the issue of guests. It's not dealing with the operation of the amenities.

Ms. Martin: Okay. Then I will talk later. Thanks.

Mr. Flint: Okay. Are there any other audience comments on agenda items? Hearing none,

### **THIRD ORDER OF BUSINESS**

#### **District Engineer's Report**

Mr. Flint: Brent, do you want to give your Engineer's Report?

Mr. Sabol: I would like to speak to the Board before Brent gives his report. As you all know or maybe you didn't know, I followed the construction very closely on the tennis courts. During the construction, about two weeks ago, I became ill and ended up in the hospital, so I didn't follow the construction right until the end. However, when I came back from the hospital, they finished the project, but several items were undone. So, I spoke to George about it to find out what happened and we decided to include our Engineer. Brent and I inspected the courts on the 14<sup>th</sup>, which was last Monday and found several items that were undone. Brent was supposed to make a report on items that were omitted. Now I will turn it over to Brent.

Mr. Burford: Yes. I met with the Chairman on the 15<sup>th</sup> to review the construction of the tennis courts. I've been looking at the fencing. Everything to me is what we call, "*Substantially complete*," but there are some punchlist items that need to be addressed before I would recommend the Board to accept it for final payment. A couple of items stood out. One of them was the bottom tension wire that runs around the perimeter of the tennis courts. It doesn't have the proper tension on them. There are turn buckles in place that allow them to adjust the tension to tighten the wires, but they have been based so far apart, you can't actually achieve the proper

tension you need. There was one section of the fence where the tension wire was missing. There was another where the wire runs around the bottom. There are actually clips that hold the tension wire to the actual chain link fence. Those were missing in places. We also want to verify that we have the correct spacing of those clips. With some of the tension wire, you can't have one continuous piece running around, so you have to splice every now and then. There were some splices that were questionable that we want to look at. The other item is the fence itself. The tension of the chain link fence in some areas was loose and needs to be tightened up. It is something the contractor can easily do. The height of the fence above the top rail, stands out a lot of times. Typically, if you look at a chain link fence, you can consider the sections as diamonds. You typically want about a half of that diamond sitting up above your top rails. We have places out there where there is probably four inches or more sitting above the top rails. In doing so, you get a gap at the bottom where your balls can escape. So that's something they need to look at. There are some sections of the fence that's not critical, but there are some sections where the fence has been damaged. The coating is still intact, but you don't have your nice square diamond. It has been damaged during shipping or something. We wanted to take a look at that as well. I asked the contractor to look at that. The ties that hold the fence to the railing or post, we wanted to make sure that we had correct spacing on those. We noticed in a couple of areas that they needed some adjustment. Probably one of the bigger items is the gates. The gate closest to the storage shed, to the Southeast, there are large gaps. The gates just do not fit that opening there. I don't know how that can be resolved, other than having custom sized gates made. It is something we will address with the contractor. On some of the gates, hinges need to be aligned. Some of the gate latches are turned upside down and need to be corrected. The fence panels on one of the gates, wasn't even to the bottom of the gate and was sticking up well above the top of the gate. We also have some corroded wells. Those need to be cleaned, primed and painted. The other items are the post themselves. There was one post that stood out because it still had a hole around it. The post was in the ground, but it just needs to be filled back in to make sure that it is stabilized. Some of the original posts that were in concrete, were cut off just above the concrete level. An insert was placed inside of the old post and then the new post slid down on top of it. Then they made a spot weld to hold it in place. My suggestion if we go with the well, is to have him weld around the entire circumference of the pipe, to make a full wrapped weld that will keep water from getting inside of that pipe. That will help cut down

on some of the corrosion issues. Once the wells are taken care of, just make sure that they are cleaned, primed and painted to keep erosion down. There were some old posts out there. He actually moved the new posts over to one side. I just made a note to have those old posts cut down below grade so no one gets hurt. Some of the posts have been scratched from shipping and handling. We are just asking for those to be cleaned, primed and painted. I noticed that some of the top rails, on short 4-foot fences, sometimes have to be cut at the top rail to fit. In doing so, you have an exposed end of pipe there. It wouldn't take much on his part to prime those ends and paint them to match, just to cut down on the corrosion. So, our plan right now is for me to meet with the contractor onsite Friday morning and go through the punchlist items. I am going to meet with him to discuss everything with him and I'll send out what we discussed to George and the Chairman and provide the contractor with a final punchlist on Monday morning that he can work off of. The last thing that I had in my memo that was sent out this afternoon, was a recommendation for the Board to consider paying the contractor for the work performed, withholding a 20% retainage. George can discuss that. That was my inspection for the fencing. If the Board has any questions, I would be happy to answer them.

Mr. Sabol: Brett, on the poles you are talking about, they are going to cut them off and wrap them with a bead all around it. You are welding that to two solid items. Right? There's no rough in there. Is that correct?

Mr. Burford: Correct. From what I have seen, and I will mention it again on Friday when I go back out there, but the existing piece of pipe that was cut off on the ground, the ones that I had really look at, appeared to have good metal for him to weld back to. Like I said, providing a lot of that support in there, I believe is that interior pipe that he slid inside of the existing pipe and the two new pipes. This weld will keep water out. There are small 4-foot pieces that you can walk up there and pick up, from what I understood before they were actually welded. The main reason to weld that piece is to keep the water out and keep corrosion down to a minimum.

Mr. Sabol: Okay.

Ms. Stephens: This is Camille.

Mr. Roumy: Brent, I have a couple of questions for you. There is a procedure when you cut a rusted piece of pipe and try to weld a clean piece of pipe to it. The rusted piece must be grinded down. It has to be acid washed for the new weld to take place. I cannot weld a rusted

piece to a new piece without doing a certain procedure for that rusted pipe in the ground. Is that true or false?

Mr. Burford: I'm not a welder, but yes, you need clean surfaces to weld to.

Mr. Roumy: Thank you very much, because what he did is, he welded over a rusted piece of metal and that's not acceptable.

Mr. Flint: Mr. Roumy, if that's the case, he is going to have to go out there promptly. So that was part of the discussion.

Mr. Roumy: Okay. Brent, the two posts for the main gates coming into the courts next to the shoe washer, are bent. I hope you can take note of those two posts holding the gate.

Mr. Burford: Correct. The one holding the gate, I looked at it the other day, but I don't remember it leaning. The other one on the other side of the gate, that the latch folds into, is definitely not plum. They can take that top rail off and adjust the tension of the chain link fence itself.

Mr. Roumy: They weld it to the ground.

Mr. Burford: They can trim the top rail, tighten the chain link fence and that will pull that post back up straight.

Mr. Roumy: Another question for you. Should the wire on the bottom of the fence be weaved into the diamond?

Mr. Burford: I've seen them both ways. I have seen where it's woven. The most common that I'm aware of is just running it parallel with it. Then you have these hog green clips.

Mr. Roumy: They will not last. That's the problem.

Mr. Burford: They are galvanized. The ones I have seen out there are coated black as well.

Mr. Roumy: Okay. Have you noticed that the tension wire on the bottom is not even? You can see it on the second diamond in one place, the third diamond in another place and on the first diamond in another place. Do you think that's normal?

Mr. Burford: No. I did mention that a while ago when I was reading from my memo, but I stated that tension wire varies in height from the bottom of the fence.

Mr. Roumy: Yes.

Mr. Burford: You don't have the correct tension on it. So no, that is not correct. It needs to be parallel to the bottom of the fence.

Mr. Roumy: Very good. Thank you.

Mr. Sabol: If that bottom guidewire is strong properly, do we really need pipe on the backside of the courts or can you fix that wire correctly so no balls can pass under that?

Mr. Burford: Yes. If we are just talking about balls passing under it, just what I have seen the other day, the condition that it's in, especially on the court closet to the parking lot, if that tension wire was tightened like it should be, in other words, you can have a turnbuckle that you are trying to stretch 150 feet of wire around. So, if he has shortened up the distances where his turnbuckles were, he can get enough tension on that wire. In my opinion, it would keep those balls from going through, based on what I have seen the other day in the condition that it's in at this time, which is more than what we have today.

Mr. Roumy: Brent, you brought up a good point. We had the baseline pipes or tubes behind the baseline on the bottom. The reason they put those over there was so the fence did not buckle up, because every time you hit the ball, it puts a dent into the fence. Your clips on the bottom will break, but what's holding it better is the pipe on the bottom. It is his responsibility to put them back on. We have proof of photos that all of the cords had them on the baseline end and he does not want to put them back.

Mr. Burford: I can speak to the fact that, yes, the bottom rail would provide better protection than the tension wire.

Mr. Roumy: Thank you very much.

Mr. Sabol: I'm going to meet with Matt and Brent next Friday, so I would appreciate from Nathan, any old photos of the old court. I want to really look at that and see what pipes were on the bottom and what braces were through the wall, also. Those braces are very important for tightening that fence. There should be braces across the center of that fence. I want to know what was there before we started, because when you start hanging signs and plaques and so forth on that wiring, it will begin to sag a little bit. I know in the original plan, no money was set aside in that proposal for putting those bars in, so if we decide later on if we have to have those bars in place, maybe the Board can give us permission tonight because it was an extra \$2,900 to put those in. If we decided to do that, we could get permission to put those in. If the Board feels that we don't need those, we don't have to do that. That's all I have.

Mr. Roumy: Bud, with all due respect, if the baseline pipe was there before, he should put them back on without any fee from our pocket. That's my bottom line. The guy is a weasel. I don't trust him.

Mr. Sabol: I understand. Are you through, Brett?

Mr. Burford: Yes, unless anyone has any questions.

Mr. Roumy: I have another question for you.

Resident (Not Identified): I think Camille has a question.

Ms. Stephens: Thank you.

Mr. Flint: We are not taking any comments from the audience. They are not to interrupt the Board during discussion. Camille, please proceed.

Mr. Roumy: I'm sorry.

Ms. Stephens: I did a review too and I pretty much agree with everything that was said, but I did notice that at Court 4, the pole is loose. A couple of poles were loose. The pole on Courts 3 and 4 were not in correctly. The bolts on the gate were too long. Everything that Brent said, I agree with. I have a whole list of things that I found to be a problem. I walked with someone who is knowledgeable of what should and shouldn't be done and it is pretty upsetting. We want things done right. We pay a lot of money and it should be done. I'm glad that these things were brought to our attention because they really do need to be addressed. So, I thank Bill for bringing it to everybody's attention. I'm glad that Bud is on the rebound of feeling better, but these things should be taken care of. The job should be done right.

Mr. Sabol: I agree with you, Camille. It has to be done right, but let us go through with the punchlist on Friday and we will see what happens. George, Brent recommended withholding 20% of the project's money. Is that enough money to withhold until this project is done?

Mr. Flint: My suggestion would be that the Board pay up to 80%, but based on your meeting with Brent and the contractor on Friday, you can make a determination as to whether it needs to be less than that. Maybe the Board can give you authority up to that point. Then if you have the meeting with the contractor and you decide it should be 70% or some other number, at least you would have flexibility. Then the other issue is the bottom bar. It was specifically excluded in the contractor's proposal. There was an additional fee of \$2,900 to install those bottom rails and the Board did not approve it. So, whether they should or shouldn't be there, the proposal had them broken out as an option and the Board did not approve that option. So, you



may want to consider giving the Chairman and Bill direction to approve those bottom rails, by authorizing up to the \$2,900 that was in the proposal. Again, you can do whatever you are comfortable with, but I think doing those two things would give the Chairman and Engineer enough flexibility to make sure we get the project done.

Mr. Roumy: George, the bottom post or bottom support were pre-existent. They were there before.

Mr. Flint: It doesn't matter if they were pre-existing. This proposal didn't say he was going to replace exactly what was there.

Mr. Roumy: The proposal said, *"If you want them all around, it will be an extra \$2,200,"* but you don't want them all around. They were pre-existing, so he should put them back the way they were before.

Mr. Sabol: Wait a minute, Bill. We are talking about two different subjects here.

Mr. Roumy: We are talking about the baseline.

Mr. Sabol: All I want is permission from the Board, if we decide we need those extra bars, to be able to spend \$2,900 if we decide that we need it.

Mr. Roumy: We need them because you guys don't understand that they were there before. He is supposed to put them back on. Nathan, we have photos, right?

Mr. Trates: Yes, I sent you and Brent photos and George.

Mr. Roumy: Very good. So, we have the photos. What can I say? I'm getting upset over this. Brent, the tension band holds the fence to the post, right?

Mr. Burford: Correct.

Mr. Roumy: He's trying to convince me there should be 18 inches spaces down. According to the code, it should be 12 inches spaces down. Now, instead of putting six bands, he's putting four or five bands.

Mr. Burford: Okay.

Mr. Roumy: This guy is a weasel. I don't trust him.

Mr. Sabol: Wait a minute, Bill. All we can do is hold the contractor accountable to what was in that contract. If we decide we need something else, we will have to appropriate more money to finish those bars. As far as I'm concerned, we can move on to the next item.

Ms. Stephens: I have to agree with Bud. I understand what Bill is saying. We should've been specific when the contract was drawn up on exactly what we wanted done. If that's not in

the contract, you can only hold the contractors liable for what was supposed to be done. After that, you can't say, "*Well this is how it was.*" They don't care how it was. It's not what you asked for in the contract.

Mr. Roumy: Did you read the contract, Camille?

Ms. Stephens: No, I haven't been privy to it. All I'm saying is if it wasn't in the contract, then you can't ask them to do it. If it was there, then they have an obligation to do it.

Mr. Roumy: Camille, the contractor should have taken a walk with whoever agreed on the contract to tell us about options. This post is in the ground in cement. He didn't say we had two options; either cut the cement or weld over it.

Ms. Stephens: I agree.

Mr. Roumy: He did not mention that.

Ms. Stephens: But you know what, Bill. This is a lesson learned, when we do the kitchen or the bathroom. I think that each Board Member independently of each other, only because of the Sunshine Law, should meet with the contractor and find out what it is they are going to do or not do. This way, when the contract is prepared, we know what they are doing, what materials they are using and what we are paying for, because this is crazy. We can't keep going through this every time a project is being done. It's like the Monday morning quarterback. We shoulda, coulda, woulda. No. We can't do that anymore.

Mr. Roumy: The contract in my opinion was written wrong, with no options in it. Four sentences is not a contract.

Mr. Sabol: Let's not belittle the subject anymore and let's move on, George.

Mr. Roumy: Thank you, Brent.

Ms. Stephens: Thank you.

Mr. Flint: From the Board's perspective, I think there are some actions. One would be authorizing the Chair to pay up to 80% or withhold 20%. That's a cap. It could be less than that. In the proposal, it does say "*1 5/8-inch bottom rail could be added per option below. The option below is \$2,900.*" So, although the scope is very brief, it doesn't include the bottom rail. So, if there is a desire to put a bottom rail in, in addition to that wire, I suggest you give the Chairman flexibility to be able to make that decision and approve a not-to-exceed of the \$2,900 included in the proposal.

Mr. Roumy: George, he might elect to walk away from that 20% and would be a winner and we'll be the loser. So, 20% is not enough.

Mr. Flint: That's why I'm using that as a cap. I don't want to hamstring the Engineer or Chairman, but again, you all make that decision. That is a cap, but it's giving the flexibility to do that. So, they may meet on Friday and decide that the inserts and the welding on those poles is not something they need to remove, core drill and repour. In that event, that retainage is going to be greater because there is more work left to be completed, you probably want to give some discretion there. Again, it's whatever the Board decides. I think those are two areas where we would be looking for direction from the Board.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor authorizing the Chairman to approve the installation of the bottom rail of the tennis fence in a not-to-exceed amount of \$2,900, was approved.

Mr. Flint: Then we have the issue of the retainage. I need a motion for that. At this point, the contractor has not been paid a deposit. This contract doesn't require it. So, he obviously has an investment in the project and we believe he does need to be compensated, but not for the entire project because it's not complete. We have 30 days from the invoice to pay or we have to provide a response as to why his invoice is unsatisfactory. So, our intent is that we provide a punchlist and put him on notice that he is not going to be paid until the project is complete. In fairness, he needs to be compensated for the work that's been done.

Mr. Sabol: Do you need a motion on that, George, to retain 20%?

Mr. Flint: Yes. It would be a payment up to 80% and give you the discretion on that.

On MOTION by Mr. Sabol seconded by Ms. Stephens with Ms. Chichelli, Mr. Szewczyk, Mr. Sabol and Ms. Stephens in favor and Mr. Roumy dissenting, retaining up to 20% of the final amount until the tennis fence installation punchlist was complete per the District Engineer's final inspection and release of retainage was approved. (Motion Passed 4-1)

Ms. Stephens: I agreed to that, but before we make that final payment, perhaps and if the Board is in agreement to do this, maybe each Board Member independently should take a walk

around and make sure it's done to their satisfaction and it's done in the right way. I just think everyone should take a look at it before we make a final payment and get feedback from all Board Members, not just one.

Ms. Sandy: The Chair needs to be careful about getting Board Members input on the final payment. If we have this agreement, then we would need to hold a meeting in order to make that final payment. We have some limit, as George just mentioned on our timeline for payment. So, if we are providing the punchlist of the District Engineer to finish those items, I think we should have the District Engineer perform that inspection and make sure that those items are done before the retainage is paid.

Ms. Stephens: Okay.

Mr. Flint: It's difficult to be able to have five different Board Members provide input. What ends up happening is that it becomes a yoyo situation.

Ms. Stephens: I guess you are right. I just want to make sure things are done.

Ms. Chichelli: I think at this point we know exactly what needs to be done. So, we need to make sure that it's done.

Mr. Flint: Okay.

Ms. Stephens: Thank you. That's exactly what I'm saying.

Mr. Flint: For the resident's information, the contractor has not been paid and the project is not finished, so we are working through completion of the project. The District Engineer and the Chairman will meet with the contractor on Friday. Is there anything else, Brent?

Mr. Burford: That's all I have, at this time. I just want to say that this is typical construction. The contractor completes the job, submits payment, the client will ask the engineer or whoever to go out and take a look at it and you typically wind up with a punchlist. If there are items that you are not satisfied with that the contractor didn't take care of, you would be withholding 10% retainage. He needs to complete the punchlist items. Then there is the walkthrough with the contractor, and if everything is in order, you make the final payment. When the Chairman and I meet with the contractor on Friday, we will make sure that he understands what we expect from him. That's all I have at this time. Have a good evening.

Ms. Stephens: Thank you.

Ms. Chichelli: Thank you. You too.

Mr. Szewczyk: Thank you, Brent.

Mr. Sabol: Thank you, Brent.

*Mr. Burford left the meeting.*

#### **FOURTH ORDER OF BUSINESS**

#### **Unfinished Business**

Mr. Flint: We didn't have any specific items listed. Was there anything that the Board wanted to bring up? You will have an option later under action items to discuss items that are still in progress.

#### **FIFTH ORDER OF BUSINESS**

#### **New Business Items**

##### **A. Consideration of Revised Amenity Facility Policies**

Mr. Flint: We brought back the revised Amenity Facility Policies in response to the question about guests. In your agenda is the clean version, but I had Lauren email out a strikethrough version showing the specific changes that would be recommended to address that issue. Tricia and Sarah worked on that. Tricia, do you want to go through the changes that are in this revised draft for the Board?

Ms. Adams: Yes, I'm happy to do so. Good evening, Board Members. As we discussed at last month's meeting, there was a place in the Amenity Policies where we wanted to clarify that the guest limit was per household, not per resident. This was an opportunity for not only District staff and legal counsel to review the document, but also for Nathan to review the document to see if there were any other recommended changes. It turns out that the only changes were in relation to changing the guest limits at the pool and tennis courts per household and some grammar cleanup, removal of redundant language and other minor corrections like that. So, if you want to see where the changes were made in the pool section, you will see on Page 8, it clarifies that a household can have up to five guests. That change is also made in the tennis section. Sarah, did you have anything additional to add?

Ms. Sandy: No. I think that covers it. The remaining changes are clarifications or removing duplicative language. There are not large substantive changes.

Ms. Adams: The Board has the ability to change these Amenity Policies by motion. So, we would be looking for a motion to adopt the Amenity Policies as presented.

Mr. Roumy: Can someone explain to me what the non-resident annual user fee on Page 2 is?

Mr. Flint: Because the CDD is an entity, they are public facilities. So, to address the issue of them being open to the public, the Board created a non-resident user fee. It's required for a non-resident to stand in the shoes of a resident as far as use of the facility to pay that annual non-resident user fee. I think it's in the range of \$2,400 to \$3,000. It would be an annual payment that a non-resident would have to pay. If they paid that, they would be just like a resident. They can use the pool whenever they want, the weight room and Clubhouse. Right now, no one has paid the non-resident user fee, but it is something that we need to put into place to provide that limitation of the facilities being public.

Mr. Roumy: Your form is complicated. On Pages 4 and 5, Items 2 and 8 are both the same. Should we eliminate one?

Ms. Adams: Yes. That's a good catch, Bill. We can eliminate one. Just to clarify, Item 2 says, "*To gain access to the Amenity Facility*" and Item 8, contemplates if a staff member requests it. For example, if staff members were patrolling the amenities and ask a resident to produce or a guest to produce identification.

Mr. Roumy: Thank you. It says the same thing on Item 2, "*All Patrons may be required to present their ID cards.*"

Ms. Adams: We can probably combine that into one statement, but the difference is gaining access while using the amenities if they are approached by a staff member or security guard.

Mr. Roumy: Both of them say, "*Amenity Facility.*" You can do whatever you want to do.

Ms. Adams: It is similar.

Mr. Roumy: Nathan, what is the fee for losing an ID card?

Mr. Trates: I believe it's \$25, but I do not have the policy in front of me.

Mr. Roumy: There is no fee listed. I think there should be one, so if someone reads it, they know they must pay \$25.

Mr. Flint: The reason there is no fee in there is because that fee can change. It's set separately by the Board. It's probably not referenced in here because that can be changed. It cannot be changed by motion.

Mr. Roumy: Very good.

Mr. Flint: You can have it in here, but it really points back to the rate resolution.

Mr. Roumy: Nathan, do we have a designated smoking area?

Mr. Trates: Yes. There is an area in the back behind the bocce court.

Mr. Roumy: Does anyone know about it?

Mr. Trates: Yes, they know about it. When we catch people vaping or trying to smoke, we direct them to that area.

Mr. Roumy: On Items 19 and 23, have you seen the ice cream truck lately going around the neighborhood?

Mr. Trates: I have not, personally. No.

Mr. Szewczyk: From what I understand, the ice cream man only comes through at the request of a resident.

Mr. Roumy: He was in front of my house.

Mr. Szewczyk: I understand that, but he was probably on his way to a resident's house.

Ms. Sandy: These are specifically dealing with the Amenities Facility, not necessarily the roadways.

Mr. Flint: We can't control if an ice cream truck drives down the road. It's not the jurisdiction of the CDD.

Mr. Roumy: Okay. On Page 7, Item 3 says, "*Any Patron or other person.*" Who is the other person? Can someone explain it to me?

Ms. Chichelli: If you continue reading, it will explain that, Bill.

Mr. Roumy: I thought only patrons can use our facility.

Ms. Adams: Generally, this is written very broadly. The purpose of it was to protect the District because it's waiving the District's liability for any other person who sets foot in the amenities. In this case, the District would want this language to be very broad to protect the District.

Mr. Roumy: Thank you. Regarding the hours of operation on Page 7, why is the office closed on Mondays?

Mr. Trates: The office is open from 9:00 a.m. to 6:00 p.m. on Mondays.

Mr. Roumy: We called on Monday and they said the office was closed.

Mr. Trates: What time did you call?

Mr. Roumy: Around 2:30 p.m. or 3:00 p.m.

Mr. Trates: I will look into it because I am not aware of that. That is the first that I heard of this.

Mr. Roumy: Okay. Very good.

Ms. Adams: There may have recently been a Monday holiday. It wasn't Labor Day, was it, Bill?

Mr. Roumy: No. This past Monday. On Page 8, under general swimming pool rules, it doesn't mention that it is for patrons only. It only says that the tennis courts are for patrons only. It should be mentioned in every single activity, such as swimming, spa, fitness room, bocce and basketball. It's not mentioned at all, not for the public.

Ms. Sandy: Which one are you talking about, Bill?

Mr. Roumy: On Page 10, under "*Fitness Center Policies*." It doesn't say, "*Patrons are required to present an ID card to staff.*"

Ms. Sandy: That would be covered under the general policy, but we could also add a clarification that the Amenity Facilities are for patrons only, in addition to the area that discusses that you have to present your ID upon entry.

Mr. Roumy: If I have the code for that room, I can give it my friend. He can walk in there with his friends, exercise and no one is around to check on them. So, it has to be posted.

Mr. Flint: We used to have that language in each section and then we pulled it out because a prior Board Member felt that it was redundant. So, either we can put it under the General Rules and not repeat it in each section or we can repeat it in each section. We can change it back. Whatever the Board wants to do.

Mr. Roumy: Thank you. On Page 11, "*Tennis Facilities Policies*", it says that the tennis courts are for patrons only. Patrons mean five guests per play. What about the non-resident member or the member who pays? So, if I am a non-resident and I'm paying \$250 a year, I can bring three guests with me every day to play tennis for free. Is that true?

Ms. Adams: Yes. Bill, if you look at the first couple of pages, under the glossary, "*Patron*" is used to mean any resident, guest, non-resident members or renters. It's broadly covering all of those categories.

Mr. Roumy: I read it and understand it, but it says that patrons can bring three guests with them. Right?

Ms. Adams: Correct.



Mr. Roumy: Now if I'm a non-resident and I'm paying the \$250 a year, I can bring three guests with me every day to play tennis and no one has any questions?

Mr. Flint: I think you are confusing the tennis membership with the non-resident user fee. A non-resident user fee is in excess of \$2,000 a year.

Mr. Roumy: Okay.

Mr. Flint: That gives an individual, the same rates as a resident. They would be able to bring guests because they are like a resident.

Mr. Roumy: I'm sorry. I'm talking about the membership program for tennis. If I'm a member, how many times can I bring guests with me for tennis?

Mr. Flint: That's a separate policy and program. Nathan, I don't know if you know the answer to that.

Mr. Trates: I believe it's two guests per month and it's \$10 each time for tennis members.

Mr. Roumy: It's not spelled out here.

Ms. Adams: It's a separate policy. This is the policy that govern the non-resident users. This is not a governing document for the tennis members.

Mr. Roumy: Okay. Thank you.

Mr. Sabol: Bill, let me explain something to you. There is a Steering Committee in motion right now in the community. They are probably going to be meeting in November, December or January to amend some of these policies for the tennis courts. Okay? So, you can meet with them. Maybe you are a part of them. I don't know. If you have any suggestions to give to them, I suggest that you get a hold of maybe John Rice who is the head of that committee. Speak to him and find out what you want to be changed and we can amend the policies in the future if we choose to. There is no sense in discussing and picking this apart any further at this time because it will probably change anyway.

Mr. Roumy: Very good. On Page 11, Item 11 says that the lights at the tennis court must be turned off after use. The timers are very short right now. They are 20 minutes or half an hour. It should be longer, at least for two hours and should be on auto at 9:00 p.m. to be turned off.

Mr. Sabol: We deferred that until January to look at those lights. We are going to take a good look at it in January. It is deferred until that time. We have several tennis players who are

discussing it. I even had a couple threaten me and say, *"We will leave the tennis courts if you don't put those lights on."* It may boil down to a situation, if we are not financially able to do it, as those lights may be disconnected and just run from dawn until dusk and there will be no lights at all. We have to figure that out in January. Okay?

Mr. Roumy: Thank you. I have one last item about the card room and billiard room. Should we restrict anyone under 18 years of age from these rooms and who is supervising them when they are there?

Ms. Adams: The general facility provisions require that minors be accompanied by an adult. So that would be applicable to all of the different rooms.

Mr. Roumy: I wish one day our staff take a drive around the property and make sure that everything is under control.

Mr. Trates: They do.

Mr. Roumy: They do not.

Ms. Adams: Are there any other comments from the Board Members? Otherwise, I noted there were a couple of minor changes, based on Mr. Roumy's input. Staff will make those changes and the Board could approve the Amenities Policies with those minor revisions.

Mr. Flint: We need a motion to that effect.

On MOTION by Ms. Chichelli seconded by Mr. Szewczyk with all in favor the Revised Amenity Facility Policies as presented were approved.

## **SIXTH ORDER OF BUSINESS**

### **Business Administration**

#### **A. Approval of Minutes of August 19, 2020 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the minutes?

Mr. Sabol: I have none.

Mr. Flint: If none, we need a motion to approve the minutes.

Mr. Sabol MOVED to approve the Minutes of the August 19, 2020 Meeting were approved as presented and Ms. Stephens seconded the motion.

Ms. Chichelli: I noticed at the top that the Chairman is Bud. Is Camille, Vice Chairman?

Ms. Stephens: No, Joe is.

Mr. Flint: Sorry about that Joe. I didn't mean to demote you.

Ms. Chichelli: Also, on the top of Page 2, the resident is "*Carol Stanger*," not "*Carol Stranger*."

Mr. Flint: Yes.

Ms. Chichelli: That's it.

On VOICE VOTE with all in favor the Minutes of the August 19, 2020 Meeting were approved as amended.

**B. Approval of Check Register**

Mr. Flint: We have the Check Register for August totaling \$50,354.99. Were there any comments or questions? The detailed registered and invoices are behind that. Are there any other questions? If not, we need a motion to approve it.

Ms. Chichelli: I don't have a question.

On MOTION by Ms. Chichelli seconded by Ms. Stephens with all in favor the Check Register for August 1, 2020 to August 31, 2020 in the amount of \$50,354.99 was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: Next are the unaudited financial statements through July 31, 2020. No action is required by the Board. If you have questions, we can discuss those. We are over 100% collected on our operation and maintenance (O&M) assessments. Prorated actuals are less than our prorated budget on both admin operations and Clubhouse. The \$130,000 transfer out to the capital reserve has been made. Are there any questions on the financials?

Mr. Szewczyk: No.

Mr. Sabol: I have none.

Ms. Stephens: I have none.

**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 general audience comments?

Ms. Martin: I'm going to again request that the ACC Committee be permitted to use the card room for our meetings, due to the fact that next month, we are going to turning the clocks back and it will be dark when we are trying to meet. Also, right now, we are going to be coming into dusk as it's getting dark earlier. We are going to be sitting there getting chewed up by mosquitos, I'm sure. Also, snowbirds are coming back down and our meetings are going to get longer. So again, I am begging if we can please use the card room.

Mr. Flint: We can take that up under, "*Other Business*," or if the Board wants to discuss it now, we can see if there are other audience comments, first. Are there any other audience comments?

Mr. Sabol: We are going through a pandemic right now and the virus is still very active all over. I don't think we should be meeting anywhere in the Clubhouse or the card room. That's my opinion. I don't know how the rest of the Board feels.

Mr. Flint: Is there any other Board discussion on this issue?

Ms. Chichelli: Could we make an exception for them to have the meeting once a month, if they follow the CDC guidelines?

Mr. Sabol: If you meet in the card room, you are too close. You may be 2 feet away from each other.

Ms. Martin: That's not true. There are only five of us. There is plenty of room in that card room for us to be socially distanced.

Mr. Sabol: There are always exceptions to everything.

Ms. Martin: Bud, you are being unrealistic. Everything is opening now. Bars are open. Schools are open. I'm not asking for a 50 person meeting. There are only five of us. At one time, there were maybe six people in the card room at a time.

Mr. Sabol: What is the consensus of the rest of the Board on that subject?

Ms. Stephens: I don't have a problem with it. People are out shopping. They are eating in restaurants. If the ACC Members wear their masks, the way they wear it at Publix or Walgreens, I think that would be okay.

Ms. Martin: We are doing that now.

Ms. Stephens: I agree with Sue. The room is big enough to house five people. There are six tables in there, so each person could sit at a table and be socially distanced with their masks on. If you are in Publix shopping, what is the difference? At this time, I just don't see a problem with it. Again, only one resident would be in the room with them.

Mr. Sabol: My main concern is to protect the general public. That's why we are here as a Board. We are here to conduct business for the general public. If the Board decides that they want to let that happen, that's up to them. We can take a vote on it.

Ms. Stephens: What about when you go grocery shopping? What about when you go out to eat in a restaurant?

Mr. Sabol: I don't go to restaurants. I don't go to bars. I don't go to dances. I live a very dull life. I've been sitting at home for nine months, I'm sick and tired of it. It's starting to drive me nuts, as well as everybody else. This thing will come to an end one day, but I just want to protect everybody. That is my goal. Okay?

Ms. Chichelli: Okay. What if we try and see if they are going to follow the guidelines? Can we limit the time so they can't meet over an hour?

Ms. Stephens: You can sanitize everything before and after, the way we do when we go the gym. I use the treadmill and I sanitize it before I get on it and after I get off of it. So, these ACC Members can sanitize the table that they are sitting at, wear their mask, wear gloves if they have to, whatever is going to keep everybody safe.

Mr. Roumy: I have no problem with Sue having the ACC meeting, if they can allow one person at a time or one resident at a time go into the room and talk to them. I have no problem with that.

Mr. Szewczyk: This is my concern. I feel if we open it up to the ACC, we should be opening it up to any of the other committees and HOAs. I guess this might have to be up to Nathan, but if that's the case, we need to determine the number of people that are allowed in the room regardless of whether it's five ACC members and one resident. So, I don't think there should be special treatment for just this one group. If we do it for one, we need to do it for all. I am in favor of moving forward with that, but we need to know how many can be in any of those rooms and if any meeting gets to that point, I'm sorry, the door closes and no one else can come in. That might cause a problem.

Mr. Stephens: Other than the ACC, the HOA just like the CDD all meet via Zoom, to my knowledge.

Mr. Szewczyk: So why can't the ACC?

Ms. Chichelli: That's a good idea.

Ms. Martin: The problem with holding the ACC meeting by Zoom is people send in an application and it has to be approved by a quorum or all five Members if five Members are there. Because requests are being emailed to Dylan, I have to use my printer, my ink and my paper at my own expense to print out all of these requests. Then I have to email them to all of the members. I have Zoom only because of the CDD. I don't have Zoom on my computer otherwise. I don't know what the other members have. From what I understand, there's a cost involved in using Zoom.

Mr. Sabol: Joe has a very good point. If you open it up to one, you must open it up to everyone because someone is going to say, "*You did it for one, why can't we do it?*" That's what will happen. If the Board wants to let that happen, that's fine, because I'm only one vote.

Ms. Chichelli: Sue, I am part of an ARC Committee in The Villas and I'm doing the same thing you are.

Ms. Martin: How often are you meeting, Pina?

Ms. Chichelli: When I receive a request.

Ms. Martin: Okay. We have 285 homes.

Ms. Chichelli: I know.

Ms. Martin: The snowbirds are going to come back. We probably had 12 roofs done in the past four months and houses being painted. I can't even count how many there were.

Mr. Flint: The Board has two options; one is to allow the ACC or any group to use the card room or not allow it. If you allowed it, you could restrict it to a certain percentage of the room capacity, but we would have to figure out what that is. You could limit it to 25% of the capacity of the card room. That would just be the limited capacity. You are not opening it up to the entire Clubhouse. Again, it is up to the Board on how you want to handle it.

Mr. Trates: The capacity is 30 for the card room.

Mr. Flint: Okay, so 25% of whatever that is.

Mr. Szewczyk: Seven.

Mr. Sabol: It would be 25% of the card room. How many members are on that Board, Sue?

Ms. Martin: Five.

Mr. Sabol: If you have five members, that would be 25%, approximately, because there are about 20 chairs in there. Now if you want to do that and the rest of the Board agrees, that's fine.

Mr. Szewczyk: I'm okay with it. I'm okay if we want to open it up to everyone with those limitations. I just don't think we should be singling out any one group.

Mr. Sabol: You are exactly right, Joe. When somebody else comes along and asks permission, they will be allowed to do it also and we will figure it out on a percentage basis with whoever comes along.

Ms. Chichelli: This meeting only happens once a month?

Ms. Martin: Right now, because of the pandemic.

Mr. Sabol: Once you open the gate and you allow something to be done, someone is going to say, *"If we can go into the card room, why can't we use the Clubhouse?"* They will have a valid point. So, at that point, we will probably say, *"Okay, 25% can go into the Clubhouse. It holds 80 people. We will allow 25 people to go in there."* That's what is going to happen if you approve it, but that's your decision to make.

Ms. Martin: Okay, but if you want to use that analogy, you've opened the workout room. You opened the swimming pool. It's just another amenity.

Mr. Flint: It sounds like there may be support for the 25% just limited to the card room.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor reserving of the card room by committees and organizations within the community at 25% capacity was approved.
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Mr. Flint: Just for clarification, this doesn't allow any resident to use the room. It allows for reservation of the facility for use by committees.

Mr. Szewczyk: Correct.

Ms. Martin: Thank you very, very much. I appreciate all of your help. I will maintain the proper distance.

Mr. Sabol: I want to apologize to you. I'm not trying to make a problem. I'm just trying to protect everyone.

Ms. Martin: I understand. There are no hard feelings, Bud. I understand where you are coming from.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Flint: Sarah, do you have anything else for the Board?

Ms. Sandy: Nothing at this point in time, unless the Board has any questions.

#### **B. District Manager**

##### **i. Action Items List**

Mr. Flint: You have the Action Items List. We discussed the tennis court fence. I think we are deferring the tennis court lights until January. Nathan is going to handle the kitchen cabinet replacement under his report as well as the restroom partition. Are there any other items other than the two that Nathan is going to handle under his report?

Ms. Chichelli: George, I just want to give an update on the landscaping. I have a meeting with Joe and Shane. Nathan was part of it, which was good. On some of the items I had questions like picking up the garbage and branches that we see all over. They said that they will make sure workers pick them up. Even the days they aren't supposed to be there, because they work in the single-family homes on Tuesdays and Wednesdays, they will make sure that workers go around and pick up any garbage or any branches. Like I said, we talked about different items and it seems like they are willing to work with us. They seem very flexible right now. One of the things that I brought up was the mulch. They said it would be better for us to do the mulch between November 15 and November 31. With the rain, we may be losing some mulch if we do it now. So, I just wanted to make sure that the rest of the Board was fine with that.

Ms. Stephens: That makes sense.

Ms. Chichelli: I don't know if we are ready to do it, but I have an idea. I think we should put some plants between the entrance and the carriage homes; Scarlett Avenue and Jonah Drive. In those areas, we don't have any color or plants. So, I was just wondering if we could



put some of those plants in those areas too. I requested a quote, but they didn't send it to me on time. That's just something for the Board to think about.

Mr. Sabol: Discuss it with Blooming's at upcoming meetings. When you discuss it, remember under those trees on the avenue, there is supposed to be porous bark that does not float. If you put plain bark in there when it rains hard, it will just float right back off again. It was supposed to be cleaned up and they were supposed to put porous bark in there to withstand rain. That was one of the items we talked about.

Ms. Chichelli: Yes. Like I said, Joe will be sending a weekly report. Also, I asked if we could get more details. I don't know if you remember, George, but he was saying that we have a problem with weeds, but he wasn't telling us what he was going to do with the weeds, whether they had any plan or anything. So, I asked them to do that and they said that they would. So, we will have more information. We will know more what is going on in the entire community. If there is any problem, we will know why. So, let's try it and see what happens.

Ms. Stephens: Pina, when you are coming into Lakeside, before Scarlett Avenue, the bushes in the median are too high and when you make the turn, it affects your vision to see if a car is coming at you. Those bushes need to be trimmed down some.

Ms. Chichelli: Okay. I will let him know.

Ms. Stephens: Thank you.

Mr. Flint: Sounds good. Thanks Pina.

Ms. Chichelli: You're welcome.

### **C. Amenities Manager – Monthly Report**

Mr. Trates: This month, the front fountain spotlight wiring was repaired by Sergeant's Electric (Sergeant's). The dead Palm tree by the playground was removed by Blooming's. Ed's Handy Home Improvement removed the Clubhouse bathroom wallpaper. Bayshore Painting completed the Clubhouse exterior painting project. In the gym, Machine #13 was repaired by Fitness Logic today. Bradley Ray Concrete is scheduled to replace all CDD owned sidewalk sections at the end of September. They were waiting until the rainy season passed. Under Amenity Management, I have five quotes to present. The first two quotes are for the kitchen remodeling. The first is from Creative Cabinetry & Design. The total cost for standard finish laminate top upper cabinets, removal and disposal of the current cabinets and countertops, new

stainless-steel sink and Level 1 granite countertops is \$14,006. I apologize for writing the incorrect price on the original estimate. I asked for clarification from the contractor and the standard finish laminate, which I thought was an add on, is not an additional add on. The upgrade to HD finish is \$1,745. That is optional. I asked the contractor for more specifics on the material that would be used in the project. They said this includes painted birch doors, drawers with dovetail construction, all hardwood with clear topcoat and undermount soft close full extension guides. The box construction is 3/8 inch thick. Furniture board with matching laminate exterior and interior matching shelves are 3/4 inch. The safe drain construction is 3/4 inch by 1.5 inch of solid wood and six-way adjustable soft close steel hinges. There is also a one-year warranty of labor from Creative Cabinetry & Design from the date of installation. The second quote is from Dimitri and Yanni Inc., which includes removing the existing kitchen cabinets and tops, removal of the old kitchen sink, installing new cabinets and Level 1 granite, new sinks and faucets. The total cost is \$18,450. The specifics the contractor gave when I reached out on supplies that would be used are white shaker cabinets, 100% plywood with soft closed doors and drawers. They did not include a warranty on labor. Out of the two quotes, my recommendation for the Board would be to approve the proposal from Creative Cabinetry & Design for \$14,006. Not only are they using better supplies like solid wood and birch, but the price point is also better. The contractor has been very responsive to any questions we had. Also, in meeting with the contractor, he is very knowledgeable. He walks us through every single issue that we have with our current cabinets. I would like to turn it over to the Board to discuss these two quotes.

Ms. Stephens: Nathan, is there any possibility that we could see what the material looks like? Can we go to a showroom to see what they are actually going to install?

Mr. Trates: I believe that there are samples I can get of the different finishes or colors as well. The Board could look at them at my office separately.

Ms. Stephens: That would be great. If they could bring something to the Clubhouse or if there is somewhere we could go and look and see exactly what they intend on using.

Mr. Trates: Sure.

Mr. Roumy: Nathan, you didn't mention anything about the hardware used on the cabinets.

Mr. Trates: He did not specify the hardware when I reached out to him. It was just what was listed there is what he sent me when I asked.

Mr. Roumy: Should it be on the proposal, if you are going to have knobs, hardware or not? I don't know.

Mr. Trates: I know the hardware is included. I just don't know the specifics.

Mr. Roumy: Nathan, there is no mention of hardware.

Mr. Flint: We need clarification on that.

Mr. Trates: Okay.

Mr. Roumy: Even on the second one, it's the same story. There was no hardware, knobs or nothing. Is there any electrical outlet that we need behind those cabinets, behind the splash board? It's time to add more if we need them. The right time is right now. Have you looked at that?

Mr. Trates: I will reach out to the contractor for more clarification on the hardware.

Mr. Roumy: What about electrical outlets?

Mr. Trates: I'm a bit confused about the electrical outlets. We just have a quote for replacing the cabinetry, sink and countertops.

Mr. Roumy: My friend, you are going to take those cabinets down, right now, right? The wall is going to be open. If you have to add more electrical outlets, it's the time to put them in.

Ms. Chichelli: Why do you think we need more electrical outlets?

Mr. Roumy: For coffee pots or small appliances. You need small appliances in the kitchen such as a small mixer.

Mr. Trates: We currently have a good number of outlets and I don't believe that we currently need more electrical outlets. I could reach out to the contractor, but I don't believe that they do electrical work.

Mr. Roumy: I understand your point, but my point is if they are going to open up the wall and we need more outlets, it's the time to get an electrician to install them. Is there any ventilation or does the smell of food have to go through the entire Clubhouse?

Mr. Trates: I believe when we discussed the ventilation in the kitchen, I recall George saying that it would take more permitting. I believe at the time the Board wasn't choosing to go with extra ventilation in the kitchen, but I can definitely look into that.

Mr. Sabol: That was something that George brought up several months ago when we suggested it, because it requires a lot more permitting, but they wouldn't even allow it the way

our Clubhouse is set up, because we would have to have a lot better ventilation. We would have to cut the roof apart and do everything to get proper ventilation for the fans off of the stove. That was one of the problems we had. Isn't that right, George?

Mr. Flint: Yes. They were talking about whether we could put an oven in there. My comment was if you are going to do that, it would trigger significant code requirements on ventilation for commercial for an industrial hood. A lot of things would have to be taken into account.

Ms. Chichelli: Also, the cost of the inspections, right?

Mr. Flint: Yes. You would obviously need a permit for the electrical work. This would've originally been permitted according to code and the code requires you have outlets so many inches across a kitchen counter. Obviously, you can add more, but usually those code requirements require a lot of outlets as the minimum. So, it's something to look at. If there is the feeling that we need more outlets, you should get an electrician who would likely want to get a permit.

Mr. Sabol: If we need more outlets, that's fine, but maybe we do and maybe we don't. It should be specified in the contract. If they we have any electrical problems from redoing the kitchen, they would have to correct it. I'm sure according to code, we have enough outlets, but maybe we should take a look at that.

Ms. Stephens: I have to venture a guess and say that we have enough outlets. The Clubhouse has been there for 17 years and I don't recall anybody ever complaining that we did not have enough outlets.

Mr. Flint: We can get clarification on the hardware issue and if it's included, what allowances are included. We would have samples available for the colors. Is there any other discussion on the two quotes?

Mr. Sabol: As far as the quotes, I think Creative Cabinetry & Design is the way to go. That is my feeling and I'm ready to move on it right now if the rest of the Board is ready to move on.

Mr. Roumy: I'm sorry, Bud, but the contract does not mention anything. It has to be rewritten with details. We are not going to do the same thing as the fence. We need details on how it is going to be done step-by-step.

Ms. Stephens: I wouldn't give my okay until I get to see exactly what type of cabinets they are going to install. I would like to see what we are getting for our money.

Mr. Sabol: Do you want to defer it until next month?

Ms. Stephens: Yes.

Mr. Roumy: Yes.

Mr. Sabol: Okay. So, Nathan, we have your word that you will reach out again and we will kick the can down the road a little further, which is fine. We will make a decision in October.

Mr. Trates: Sounds good to me. I will reach out regarding all of those issues for the Board.

Mr. Szewczyk: Just to be clear, we want to see the different finishes and colors of the cabinets, as well as whether hardware is included in this proposal. Is that correct?

Ms. Stephens: Yes.

Mr. Sabol: Yes.

Mr. Roumy: Nathan, you have to turn every stone when you write the contract. Everything has to be spelled out and written down. Details, details, details. That is my point.

Mr. Trates: I agree, 100%.

Mr. Roumy: Thank you.

Mr. Trates: Of course. Moving on, the next quotes are in regard to the main bathroom in the Clubhouse for the partitions. The first was presented last month from CBJ Builders Group Inc. The price is \$14,898.22. This includes removal and disposal of the old partition walls, installing one-inch thick plastic partition stall walls in both bathrooms and repairing any minor drywall damages from construction. The plastic partitions include a 25-year warranty and color choices, which are included in your agenda. I also reached out to the supply company, One Point Partitions, which is the manufacturer for a large amount of bathroom partitions. They broke down the price for each style and material of partitions. This is also the company where CBJ Builders Group Inc. gets their partitions from. The first is powder coated steel for \$3,348. It includes a three-year warranty. There is laminate, which we currently have in two bathrooms for \$4,172. That includes a five-year warranty. The solid plastic partitions are \$6,219 and it includes a 25-year warranty. Phenolic Black Core (Phenolic) is \$6,912, which includes a 25-year warranty. The last option is stainless steel for \$6,895, which includes a five-year warranty.

All of these prices include shipping and delivery of the partitions. When I talked with the representative at One Point Partitions, they said the prices indicate the durability depending on the material and usage of the property. The color choices for each material are provided in your agenda package. I also reached out to Ed's Handy Home Improvement who is currently doing the bathroom remodel with the painting of the bathrooms and the countertops. The cost for removal and installation of these new partitions in the two main Clubhouse bathrooms is \$2,800, which was emailed to the Board by Lauren earlier today. It requires a 50% deposit for labor. My recommendation for the Board would be to purchase the partitions directly from the manufacturer, depending on which style or material you want to go with, and have Ed's Handy Home Improvement, who is a general contractor, do the removal and installation of the partitions. This would coincide well as Ed is already working on the bathroom wallpaper removal, painting and installation of the granite countertops. I will now turn it over to the Board for discussion.

Mr. Roumy: Nathan, door handles are not mentioned. Will the doors open by themselves? It should be spelled out.

Mr. Flint: With the inclusion of hardware, you have two options. One is to have CBJ Builders Group Inc. provide the partitions and install them for \$14,898. The other option is to purchase the materials directly and have Ed's Handy Home Improvement install it for \$2,800. We need to clarify the hardware. Is there a preference from the Board?

Mr. Szewczyk: Nathan, is solid plastic in there right now?

Mr. Trates: We currently have laminate.

Mr. Szewczyk: I did some other research on this and here's my thinking. First of all, humidity is a big problem here in Florida, obviously. I didn't see anything regarding humidity in the write up. That's why I did not want the powder coated steel. This is before even knowing the prices. I just don't want anything going in there and falling apart.

Mr. Trates: Sure.

Mr. Szewczyk: The next option is stainless steel for \$6,800. My biggest concern is scratching, even though scratches can be buffed out. On the plastic laminate, in the research that I did, there was no mention of whether they held up well in humidity, which left me with the Phenolic as well as the solid plastic, both do well in humidity. The solid plastic was also a low maintenance panel.

Mr. Trates: Correct.

Mr. Szewczyk: I'm not crazy about the possibility of scratches. So even though I think stainless steel would look great, I'm not a big fan of it. I would like to see us stick with those materials that do well in a Florida climate.

Mr. Trates: They carry a 25-year warranty each, which is amazing.

Ms. Stephens: Joe, when I checked out the powder coated steel, it doesn't rust corrode or deteriorate.

Mr. Sabol: You said the stainless steel does not?

Mr. Szewczyk: No, the powder coated.

Mr. Sabol: Okay. I'm sorry.

Ms. Stephens: I looked that up, but I'm sort of leaning towards the Phenolic. That seems to be the best.

Mr. Szewczyk: That's the most expensive.

Ms. Stephens: I know, but it has a 25-year warranty or else my feeling would be the powder coated steel. Those are just my thoughts.

Mr. Roumy: I have a concern that the solid plastic and Phenolic might wear. Warping with humidity is not good. So, I would rather go with the stainless steel. If the stainless steel is 304, it's going to rust and if it's 312, it is the better stainless steel that you are going to get. So, you have to pick the right stainless steel. Warping is a problem with the plastic and the Phenolic.

Mr. Sabol: What is wrong with the laminate for \$4,172?

Mr. Roumy: In 10 years you are going to have the same problem you had today in our bathrooms.

Mr. Sabol: Okay.

Ms. Stephens: I'm not a fan of laminate.

Mr. Sabol: Okay, but we all know what stainless steel does. You can buy a new refrigerator and within five years, it begins to rust.

Mr. Roumy: Because it's made of cheap stainless steel. If we are going to go the stainless-steel route, it's going to be the higher end, which is 312 stainless steel. Of course, it's going to cost a lot more money.

Mr. Szewczyk: Do we know what stainless steel costs?

Mr. Trates: It was not specified. A wholesaler is providing the partitions. Unfortunately, they don't provide the specifics. This is what they sent to me.

Mr. Szewczyk: Bill, what number was needed for stainless steel to be worth it?

Mr. Roumy: 312. 304 will rust in time.

Mr. Szewczyk: Okay, so Nathan, can you find out if the price that was given was for 304 or 312? If it's not 312, get a price for 312?

Mr. Trates: Yes, of course.

Mr. Szewczyk: Can we agree that we are tossing out the plastic laminate?

Ms. Stephens: I agree.

Mr. Sabol: I agree with that also.

Mr. Szewczyk: Bill, I know that you mentioned solid plastic and Phenolic. In the writeups, it said that they did very well in humid areas.

Mr. Roumy: Yes. A humid area is different than a change in temperatures.

Mr. Szewczyk: Okay.

Mr. Roumy: So, any changes in temperature, let's say an air conditioner was left on at night and all of a sudden you come in the morning and it's too hot. In time those materials will warp on you, but you have a 25-year warranty, so you can't go wrong with that.

Ms. Chichelli: Then it's stainless steel.

Mr. Szewczyk: Solid plastic, Phenolic and stainless steel are all the same price, depending on what stainless steel they are quoting.

Ms. Stephens: Right.

Mr. Sabol: Stainless steel is beautiful if it doesn't rust. I understand that, so if you go with 312, maybe that's the way to go.

Mr. Roumy: That's why they are giving you a five-year warranty, because after five years it's going to start to rust.

Mr. Szewczyk: That's the stainless steel, right?

Mr. Roumy: Yes.

Mr. Sabol: Do you remember the quotes? Somewhere in the information, there was something about Minnesota Vikings stadium.

Mr. Trates: They used solid plastic. That was CBJ Builders Group. They included that.

Mr. Sabol: Okay. This is not my expertise, so whatever you guys decide is fine.



Mr. Roumy: Having a 25-year warranty on either the solid plastic or Phenolic is great. After five years, if it turns bad, you replace them.

Mr. Sabol: That's a good point. Have we come to any decisions or are we still just going to wait and check the 312 out? What should we do?

Mr. Szewczyk: I like the 25-year guarantee.

Ms. Stephens: I do too.

Mr. Roumy: Go for the solid plastic with the 25-year warranty. You can't go wrong with that.

Ms. Stephens: Let's see what it looks like.

Mr. Szewczyk: Can we decide on three colors off of this list and then Nathan can maybe get samples of the three sent to him and we can take a look at them?

Ms. Stephens: Yes.

Mr. Sabol: Yes.

Mr. Trates: They offer samples so people can see the different products.

Mr. Szewczyk: I like charcoal and metallic silver.

Ms. Stephens: Which chart are you looking at?

Mr. Szewczyk: The solid plastic color chart.

Ms. Stephens: Okay.

Mr. Szewczyk: We want to see how they look with whatever color we chose for the walls, right?

Mr. Trates: Yes.

Mr. Szewczyk: So, I would like to see samples on both of those.

Mr. Flint: Does anyone want a different color?

Ms. Chichelli: I like mocha.

Ms. Stephens: Joe, what were the colors?

Mr. Szewczyk: I like charcoal and metallic silver.

Ms. Stephens: Alright.

Mr. Flint: Pina is suggesting mocha. Can that be our third one?

Mr. Szewczyk: I'm fine with that.

Mr. Flint: Does anyone else want any other colors?

Mr. Roumy: The darker the better.

Mr. Flint: Okay.

Mr. Trates: So, the color choices are charcoal, metallic silver and mocha.

Ms. Stephens: Yes.

Mr. Flint: Did you want to get the samples and then make a decision next month or do you want to make a decision today, pending the paint colors? What is the lead time on ordering the materials, Nathan?

Mr. Trates: Six to eight business days for delivery.

Mr. Flint: That's pretty quick.

Mr. Sabol: Why don't we make a decision on it and we can choose the colors.

Mr. Flint: It sounds like the Board is leaning towards buying the material and then hiring Ed Handy to install it. If that's the case, we need a motion for the solid plastic and then approve Ed Handy to install it. We need to get clarification on the hardware and samples and pick a final color selection.

Ms. Chichelli: Yes.

Ms. Chichelli MOVED to approve the proposals from One Point Partitions to purchase solid plastic partitions in the two main Clubhouse bathrooms in the amount of \$6,219 and Ed's Handy Home Improvement for removal and installation of the partitions in the amount of \$2,800 and Mr. Szewczyk seconded the motion.

Ms. Chichelli: For the colors, we can view the samples at the Clubhouse and vote, because we can't wait for next month to do this.

Mr. Flint: That's the idea. If you approve it and we get the samples, obviously we can't have the Board talking. If it appears that there is agreement among the Board Members on the color, then we can place the order.

Mr. Trates: It would be similar to the granite like we did in the bathrooms. It would be separate Board Members voting for what they liked better.

On VOICE VOTE with all in favor the proposals from One Point Partitions to purchase solid plastic partitions in the two main Clubhouse bathrooms in the amount of \$6,219 and Ed's Handy Home Improvement for removal and installation of the partitions in the amount of \$2,800 were approved.

Mr. Roumy: Pina, I have one question about Blooming's.

Ms. Chichelli: Yes.

Mr. Roumy: Have you been around the playground? It's all weeds. There is no grass left there.

Ms. Chichelli: I talked to them and they cannot treat the weeds right now. They are going to start doing it at the end of October. They may even replace some of the sod if necessary.

Mr. Roumy: Very good. Thank you.

Mr. Szewczyk: Nathan, are you going to let us know when those samples are in?

Mr. Trates: Yes.

Mr. Flint: Is there anything else under your report?

Mr. Trates: No. That's it for now. Thank you.

## **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: Yes. What are we going to do about trick-or-treating this year?

Mr. Szewczyk: I was just going to bring that up.

Mr. Sabol: I think we should post something that it's cancelled. That is my feeling.

Ms. Chichelli: Yes.

Ms. Stephens: I think we should cancel it. We get thousands of kids in here.

Mr. Szewczyk: I agree. If they are cancelling the Thanksgiving Day Parade, trick-or-treating in Lakeside Plantation needs to be delayed until next year.

Ms. Stephens: I agree.

Mr. Roumy: I agree.

Ms. Chichelli: In talking with some of the neighbors, they are not expecting to have it. So, I don't think we will have problems.

Mr. Flint: To a certain extent, we can't really control that, but we won't sponsor it. We won't set up police, law enforcement and treat it as a program. If someone chooses to trick-or-

treat, it's not like we can prevent them from doing it, but based on your feedback, we are not going to sponsor that as an event.

Mr. Szewczyk: Nathan, how did we do it in the past? Did we go through City Hall?

Mr. Trates: City Hall that took that upon themselves, I believe, in year's past.

Mr. Szewczyk: Maybe we need to call City Hall and tell them that we are not having our yearly Halloween event.

Mr. Trates: I will call them first thing tomorrow and let them know.

Ms. Stephens: Thank you.

Mr. Flint: Is there anything else?

Mr. Sabol: There are to be no functions scheduled for anything such as Halloween parties. The Clubhouse is closed until further notice. Is that correct?

Ms. Stephens: Yes.

Mr. Szewczyk: Yes.

#### **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 Ms. Stephens with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION B

# Lakeside Plantation

## Community Development District

### Summary of Invoices

September 1, 2020 to September 30, 2020

Fund	Date	Check No.'s	Amount
General Fund	9/1/20	2385-2387	\$ 4,640.00
	9/11/20	2388-2390	\$ 15,636.96
	9/17/20	2391-2397	\$ 32,166.40
	9/18/20	2398-2403	\$ 1,906.25
	9/24/20	2404-2407	\$ 1,791.54
			<hr/> \$ 56,141.15
Automatic Drafts	<u>September 2020</u>		
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 773.23
		2200 Plantation Blvd - Fountain	\$ 573.38
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 576.54
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 161.58
		2200 Plantation Blvd - Fountain	\$ 32.00
		2200 Plantation Blvd - Tennis Courts/Pool	\$ 366.86
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$ 12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$ 430.57
			<hr/> \$ 2,926.29
			<hr/> \$ 59,067.44

LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION											
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/01/20	00260	9/01/20	89195	202009	330-53800	51100		POOL MAINTENANCE - SEP20	*	850.00	
9/01/20	00350	7/29/20	INV0058A	202007	330-53800	48102		DART POOL SOLUTIONS, INC			850.00 002385
		7/29/20	INV0060A	202007	330-53800	48102		PAINTING/WALL PAPER RMVAL	*	1,645.00	
								GRANITE TOPS/SINKS	*	795.00	
9/01/20	00298	8/28/20	17535	202008	320-53800	46200		ED HANDY HOME IMPROVEMENT	*	1,350.00	2,440.00 002386
								FOUNTAIN SPOTLIGHTS 4 BOX			
9/11/20	00028	9/03/20	090320	202009	300-20700	10000		SERGEANT'S ELECTRIC	*	909.86	1,350.00 002387
								FY20 TAX RECEIPTS S1999			
9/11/20	00032	9/02/20	54883-15	202008	320-53800	43400		LAKESIDE PLANTATION C/O USBANK	*	168.47	909.86 002388
								GARBAGE SERVICE - AUG20			
9/11/20	00257	9/01/20	373275	202009	330-53800	12000		NORTH PORT SOLID WASTE DISTRICT	*	14,558.63	168.47 002389
								FACILITY MANAGEMENT-SEP20			
9/17/20	00245	8/31/20	11528	202009	300-15500	10000		VESTA PROPERTY SERVICES, INC.	*	15,944.00	14,558.63 002390
								FY21 INSURANCE POLICY			
9/17/20	00001	9/01/20	103	202009	310-51300	34000		EGIS INSURANCE ADVISORS, LLC	*	3,187.17	15,944.00 002391
								MANAGEMENT FEES - SEP20			
9/01/20	103	202009	310-51300	35100				TECHNOLOGY FEES - SEP20	*	83.33	
9/01/20	103	202009	310-51300	31300				DISSEMINATION SRVCS-SEP20	*	83.33	
9/01/20	103	202009	310-51300	51000				OFFICE SUPPLIES	*	.51	
9/01/20	103	202009	310-51300	42000				POSTAGE	*	48.08	
9/01/20	103	202009	310-51300	42500				COPIES	*	59.00	
9/17/20	00273	8/19/20	12432728	202008	330-53800	48300		GOVERNMENTAL MANAGEMENT SERVICES	*	150.00	3,461.42 002392
								PEST CONTROL AUG 20			
								ARROW ENVIRONMENTAL SERVICES			150.00 002393

AP300R

\*\*\* CHECK DATES 09/01/2020 - 09/30/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/14/20 PAGE 2

LAKESIDE PLANTATION - GENERAL  
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/17/20	00010	8/28/20	2020-023	202008	320	53800	46700		IRRIGATION REPAIR 8/27/20	*	156.00	
9/01/20	2020-024	202009	320-53800-46400						GROUNDS MAINTENANCE SEP20	*	7,655.00	
9/17/20	00014	8/13/20	663391	202008	330	53800	48101		BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	7,811.00	002394
									DRINKING WATER		16.49	
8/28/20	664912	202008	330-53800-48101						DRINKING WATER	*	37.49	
9/17/20	00303	8/31/20	7	202007	330	53800	48401		CULLIGAN WATER	*	1,750.00	53.98 002395
									GUARD SERVICES JULY 20		2,030.00	
8/31/20	8	202008	330-53800-48401						GUARD SERVICES AUG 20	*	966.00	
9/17/20	00272	9/01/20	PI-A0047	202009	320	53800	46000		RELION SOLUTIONS	*	3,780.00	002396
									LK/PD MANAGE SVC SEPT 20		966.00	
9/18/20	00200	9/16/20	AS091620	202009	310	51300	11000		SOLITUDE LAKE MANAGEMENT LLC	*	200.00	966.00 002397
									SUPERVISOR FEES 09/16/20		200.00	
9/18/20	00055	9/16/20	CS091620	202009	310	51300	11000		ALAN SABOL	*	200.00	200.00 002398
									SUPERVISOR FEES 09/16/20		200.00	
9/18/20	00056	9/16/20	JS091620	202009	310	51300	11000		CAMILLE STEPHENS	*	200.00	200.00 002399
									SUPERVISOR FEES 09/16/20		200.00	
9/18/20	00193	8/25/20	58	202007	310	51300	31100		JOE SZEWCZYK	*	906.25	200.00 002400
									GENERAL ENGINEERING JUL20		906.25	
9/18/20	00351	9/16/20	NR091620	202009	310	51300	11000		JOHNSON ENGINEERING, INC.	*	200.00	906.25 002401
									SUPERVISOR FEES 09/16/20		200.00	
9/18/20	00282	9/16/20	MC091620	202009	310	51300	11000		NABIL ROUMY	*	200.00	200.00 002402
									SUPERVISOR FEES 09/16/20		200.00	
									MARIA J CHICHELLI		200.00	200.00 002403

LKSD LAKESIDE PLANT IAGUILAR



AP300R  
 \*\*\* CHECK DATES 09/01/2020 - 09/30/2020 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

RUN 10/14/20

PAGE 3

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/24/20	00104	9/17/20	97463	202009	330-53800-48102			CABLE REPAIR 9/16/20	*	190.00	
								FITNESS LOGIC			190.00 002404
9/24/20	00066	8/31/20	117216	202008	310-51300-31500			MONTHLY GEN COUNSEL AUG20	*	1,236.50	
								HOPPING GREEN & SAMS			1,236.50 002405
9/24/20	00106	9/02/20	3764747	202009	310-51300-48000			NOT OF BOS MEETING 9/7	*	203.06	
								THE SUN			203.06 002406
9/24/20	00052	9/17/20	58619	202009	330-53800-52000			TENNIS COURT MAINTENANCE	*	161.98	
								WELCH TENNIS COURTS, INC.			161.98 002407
TOTAL FOR BANK A										56,141.15	
TOTAL FOR REGISTER										56,141.15	

LKSD LAKESIDE PLANT IAGUILAR

**DART Pool Solutions, Inc.**

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408


**Invoice**

Date	Invoice #
9/1/2020	89195

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...	9/30/2020	SB	9/1/2020

Description	Qty	Rate	Amount
Pool cleaning maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00
1260 330.538.511			
			

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.

<b>Total</b>	<b>\$850.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$850.00</b>

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

**Ed Handy Home Improvement**

1442 Ultramarine Lane  
Punta Gorda, Florida  
33950  
941-380-4707  
edhandyhome@gmail.com

INVOICE  
INV0038

DATE  
07/29/2020

DUE  
On Receipt

BALANCE DUE  
USD \$1,645.00

**BILL TO****Lakeside Plantation**

2200 Plantation Blvd  
North Fort, Florida  
34280  
941-423-5500  
pmachich@gmail.com

1.350

330.538 - 48101

DESCRIPTION	RATE	QTY	AMOUNT
Wall Paper Removal Men and Women restroom	\$0.00	1	\$0.00
Painting Men and women restroom	\$0.00	1	\$0.00
Total	\$1,495.00	1	\$1,495.00
Painting Painting smaller restroom by pool	\$325.00	2	\$650.00
Deposit Required	\$500.00	-1	-\$500.00
TOTAL			\$1,645.00
BALANCE DUE			USD \$1,645.00

**Payment Instructions****BY CHECK**

Ed Handy

**OTHER**

Check, cash, or cc

Removal of Wall paper and painting men and women restrooms, with customer choice of color by Sherman Williams. This invoice is including all material and labor. 3-4 days to complete this work. Once deposit is received, a date will scheduled to start work.

\* Please be aware, what condition of walls is underneath wallpaper can't be discovered till the wallpaper is removed. If walls are smooth and fine we will primer and paint to your choice of color. If there is no texture and you wish to have texture I can provide you with multiple vendors.

RECEIVED AUG 08 2020

**Ed Handy Home Improvement**

1442 Ultramarine Lane  
Punta Gorda, Florida  
33950  
941-380-4707  
edhandyhome@gmail.com

INVOICE

INV0038

DATE

07/29/2020

DUE

On Receipt

BALANCE DUE

USD \$1,645.00

**BILL TO****Lakeside Plantation**

2200 Plantation Blvd  
North Fort, Florida  
34880  
941-432-6900  
pinashhh@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Wall Paper Removal Men and Women restrooms	\$0.00	1	\$0.00
Painting Men and women restrooms	\$0.00	1	\$0.00
Total	\$1,495.00	1	\$1,495.00
Painting Painting smaller restroom by pool	\$325.00	2	\$650.00
Deposit Required	\$500.00	-1	\$500.00
TOTAL			\$1,645.00

BALANCE DUE USD \$1,645.00

**Payment Instructions****BY CHECK**

Ed Handy

**OTHER**

Check, cash, or cc



Removal of Wall paper and painting men and women restrooms, with customer choice of color by Sherwin Williams. This invoice is including all material and labor. 3-4 days to complete this work. Once deposit is received, a date will be scheduled to start work.

\* Please be aware, when condition of walls is underneath wallpaper can't be discovered till the wallpaper is removed. If walls are smooth and fine we will primer and paint to your choice of color. If there is no texture and you wish to have texture I can provide you with multiple vendors.

**RECEIVED AUG 08 2020**

**Ed Handy Home Improvement**

1442 Ultrasmarine Lane  
Punta Gorda, Florida  
33950  
941-380-4707  
edhandyhome@gmail.com

INVOICE

INV0060

DATE

07/29/2020

DUE

On Receipt

BALANCE DUE

USD \$795.00

BILL TO

**Lakeside Plantation**

2200 Plantation Blvd  
North Fort, Florida  
34289  
941-423-5500  
pmachief@gmail.com

1-350

330.535 48102

DESCRIPTION	RATE	QTY	AMOUNT
Granite Tops Level 1	\$0.00	2	\$0.00
Sink 4 new oval sinks	\$0.00	4	\$0.00
Labor	\$0.00	1	\$0.00
Total	\$1,795.00	1	\$1,795.00
Deposit	<u>\$1,000.00</u>	-1	-\$1,000.00
	TOTAL		\$795.00
	BALANCE DUE		USD \$795.00

**Payment Instructions****BY CHECK**

Ed Handy

**OTHER**

Check, cash, or cc

Lakeside plantation clubhouse restrooms. 2 Granite tops with new sinks. New tops and installation is included in price. New sink faucets are not included in estimate. The scheduled date for granite installed 10-14 business day of receiving required deposit.

RECEIVED AUG 08 2020

**Ed Handy Home Improvement**

1442 Ultrasunrise Lane  
Punta Gorda, Florida  
33950  
941-380-4707  
edhandyhome@gmail.com

INVOICE

INVOICE

DATE

07/29/2020

B/E

On Receipt

BALANCE DUE

USD \$793.00

**BILL TO****Lakeside Plantation**

2300 Plantation Blvd

North Port, Florida

34289

941-423-5510

pamela@lakeside.com

DESCRIPTION	RATE	QTY	AMOUNT
Granite Tops Level 1	\$0.00	2	\$0.00
Sink 4 new oval sinks	\$0.00	4	\$0.00
Labor	\$0.00	1	\$0.00
Total	\$1,793.00	1	\$1,793.00
Deposit	\$1,000.00	-1	-1,000.00
TOTAL			\$793.00
BALANCE DUE			USD \$793.00

**Payment Instructions**

BY CHECK

Ed Handy

OTHER

Check, cash, or cc

Lakeside plantation clubhouse restroom. 2 Granite tops with new sinks. New tops and installation is included in price. New sink faucets are not included in estimate. The scheduled date for granite installed 10-14 business day of receiving required deposit.

RECEIVED AUG 08 -20

SERGEANT'S



ELECTRIC

# CUSTOMER INVOICE

17679

11450 S.W. 111  
MFS STATION AVE. 111  
North Port, FL 34288  
941.373.5658  
SgtElect.com

## HOME OWNER INFORMATION

Name Lakeside Plantation  
Address 2200 Plantation Blvd

Date 8-28-20 Technician Alex B Bracken  
Phone 941-423-5500 Email \_\_\_\_\_  
City North Port State FL Zip 34289

## DEVICES

LEVEL 1 DEVICE = 110v outlet, up switch, 1/2 plate, telephone plate, 4-way splitter, no device, in use cover  
LEVEL 2 DEVICE = 110v in wall dimmer, 3 or 4 way switch, gfi outlet, smart switch, 600 watt dimmer, 30amp, 240v switch, 110v smoke detector, on fan remote kit, on 1-test, with combo outlet, receptacle outlet, photo eye  
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w in dimmer, 110v carbon smoke detector, photo eye, photo eye  
LEVEL 4 DEVICE = 60amp disconnect, 240v mechanical limit, 240v pressure switch, 240v contactor

		WHS THE WORK ORDER?	
		YES	NO
\$49.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$89.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$158.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$218.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

1.298

## ASSESSMENTS

### PANEL INSPECTION

### HOME INSPECTION (up to 2000 sq ft)

### SINGLE CIRCUIT ANALYSIS

### MULTIPLE CIRCUIT ANALYSIS

### WHOLE HOME SURGE PROTECTION

\$89.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$218.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$218.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$318.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$428.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

310.638.460

## WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pencil box, direct burial cable kit, underground, 1/2" o.d. per 5', w.c. wiring per section  
LEVEL 2 WIRING/BOX = Fan Blade Box, Medium junction box, 15-20amp underground o.d. per 5'  
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground o.d. per 5', gas/sec. tv, or phone wiring, 110v indoor outlet, 600  
LEVEL 4 WIRING/BOX = 110v x.p. (3/4" o.d. kit), wiring for a light/outlet  
LEVEL 5 WIRING/BOX = wiring for a light/outlet o.d. 1, 15-30amp o.d. within 15'  
LEVEL 6 WIRING/BOX = 15-30 amp dedicated o.d.  
LEVEL 7 WIRING/BOX = 15-30 amp dedicated o.d. 2, 40-60 amp 240v dedicated o.d.  
LEVEL 8 WIRING/BOX = 60-60 amp o.d. with disconnect

\$89.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$158.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$218.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$318.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$428.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$578.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$728.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

## ADDITIONAL INSTALLATIONS

\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES ☐ NO ☐ PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_

RECEIVED AUG 31 2020

PAY: CASH ☐ CHECK ☐  
CREDIT CARD ☐ EXP. / AUTH. #  
AMOUNT \$

TOTAL INVESTMENT \$  
Invoice #17535 1350

NOTES Today we installed 3 new photocells 4 junction boxes 3 new wiring for 4 existing fixtures at entrance.

TOTAL FROM "NOTES" FORM \$  
TOTAL \$

DEPOSIT \$  
PAID TODAY \$  
BALANCE \$

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

Authorization

All work has been performed to my satisfaction

All permits are not-refundable  
3 year warranty on parts and labor

**CHECK REQUEST FORM**

**DISTRICT/ASSOCIATION:** Lakeside Plantation CDD

**DATE:** 9/3/20

**PAYABLE TO:** Lakeside Plantation CDD/US Bank

**AMOUNT REQUESTED:** ~~\$903.67~~ \$ 909.86

**REQUESTED BY:** Idalia Aguilar

**ACCOUNT #** [REDACTED]

**DESCRIPTION OF NEED:** Transfer of Tax Rcpts - 51999

**APPROVED BY:** Ariel Lovera

**SIGNATURE:** 



ACCOUNTS PAYABLES CHECK REGISTER AS OF 9/30/2020  
001 LAKESIDE PLANTATION - GENERALRUN DATE 9/11/2020 13.55.52  
CHECK DATE 9/11/2020

## BANK A: LAKESIDE PLANTATION

VEND Invoice Vendor  
NO. Date Inv. No. ---General Ledger#-----DUE  
St Cr DATEGROSS  
AMOUNTDISC  
AMOUNTNET  
AMOUNTPO# CHECK  
NO.

LAKESIDE PLANTATION C/O USBANK

90320

909.86

.00

909.86

002388

LAKESIDE PLANTATION

909.86

.00

909.86

LAKESIDE PLANTATION - GENERAL

909.86

.00

909.86

LAKSD LAKESIDE PLANT MRYINGTON

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
Special Assessment Receipts  
Fiscal Year 2020**

Gross Assessment	\$ 776,646.19	\$ 185,732.67	\$ 971,280.86
Net Assessment	\$ 683,048.30	\$ 174,598.71	\$ 857,637.01
ASSESSED THROUGH COUNTY			
<b>TOTAL ASSESSMENT LEVY</b>			<b>100.00%</b>

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISCOUNT	INTEREST	NET RECEIPTS	Other Portion	STORY DDF Portion	TOTAL
11/25/19	P/E 11/08/19	\$78,949.53	\$1,184.24	\$0.00	\$0.00	\$77,765.29	\$61,394.67	\$16,370.62	\$77,765.29
12/04/19	P/E 11/20/19	\$130,166.54	\$2,852.50	\$0.00	\$0.00	\$127,314.04	\$143,182.65	\$50,131.38	\$187,314.04
12/18/19	P/E 11/30/19	\$402,804.18	\$5,799.34	\$16,181.81	\$0.00	\$380,823.24	\$383,299.35	\$77,523.89	\$860,823.24
12/31/19	P/E 12/04/19	\$97,721.96	\$1,465.83	\$0.00	\$0.00	\$96,256.07	\$76,661.30	\$19,594.77	\$96,256.07
01/30/20	P/E 12/11/19	\$24,610.72	\$357.31	\$79.83	\$0.00	\$24,263.19	\$19,306.45	\$4,956.86	\$24,263.19
02/28/20	P/E 01/11/20	\$9,601.92	\$144.63	\$0.00	\$0.00	\$9,457.29	\$7,592.55	\$1,864.74	\$9,457.29
03/11/20	P/E 02/28/20	\$17,721.50	\$285.82	\$0.00	\$0.00	\$17,435.68	\$13,902.24	\$3,533.44	\$17,435.68
04/30/20	P/E 03/11/20	\$19,204.52	\$288.07	\$0.00	\$104.09	\$18,916.44	\$15,148.54	\$3,767.90	\$18,916.44
05/29/20	P/E 04/20/20	\$11,412.77	\$171.19	\$0.00	\$0.00	\$11,241.58	\$9,053.14	\$2,188.44	\$11,241.58
06/30/20	P/E 05/11/20	\$50,499.21	\$754.59	\$0.00	\$0.00	\$49,744.62	\$39,568.77	\$10,175.85	\$49,744.62
07/22/20	P/E 06/30/20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44.32	\$11.33	\$55.65
08/31/20	P/E 07/11/20	\$44,134.00	\$0.00	\$0.00	\$0.00	\$44,134.00	\$3,515.37	\$896.53	\$44,134.00
<b>TOTAL</b>		<b>\$907,046.78</b>	<b>\$13,285.52</b>	<b>\$16,931.64</b>	<b>\$938.09</b>	<b>\$875,711.51</b>	<b>\$679,069.36</b>	<b>\$178,642.17</b>	<b>\$877,752.33</b>

996	Gross Person Collected	\$8,334.16	Balance Remaining to Collect
-----	------------------------	------------	------------------------------

DATE	DATE	CHECK NO.	NET AMOUNT	DEBIT SERVICE
10/13/19	11/17/19	2810	\$4,421.02	\$4,421.02
10/15/19	2/1/20	2810	\$2,210.51	\$2,210.51
10/15/19	5/1/20	2810	\$2,210.51	\$2,210.51
<b>Total</b>			<b>\$8,842.04</b>	<b>\$8,842.04</b>

Assessed on Roll:

GROSS AMOUNT	ASSESSED PERCENTAGE	ASSESSED AMOUNT	ASSESSED AMOUNT
O & M	\$ 70,643.16	\$699,099.36	\$699,099.36
DEBT SERVICE	\$ 185,732.67	\$177,719.80	\$177,719.80
<b>TOTAL</b>	<b>\$912,881.86</b>	<b>\$877,819.16</b>	<b>\$877,819.16</b>

DATE	CHECK #	AMOUNT
1/6/20	2208	\$77,528.67
2/18/20	2218	\$78,496.64
3/24/20	2277	\$1,983.34
5/5/20	2319	\$9,714.17
8/12/20	2367	\$10,115.85
<b>TOTAL</b>		<b>\$177,779.20</b>

**BARBARA FORD-COATES  
SARASOTA COUNTY TAX COLLECTOR**

**RECEIPT OF DEPOSIT OF COUNTY FUNDS**

Distribution # 19 - 12

Period Ending

7/31/20

**LAKESIDE PLANTATION CDD**

The following funds were transferred to your account with

**BB& T**

Account Ending # 2475

on August 31, 2020

DISTRICT NAME	TAXES COLLECTED *	LESS COMMISSIONS	INTEREST	LESS A / R	AMOUNT DISTRIBUTED
Lakeside Plantation CDD	0.00	4,413.90	0.00	0.00	4,413.90

\* This total also includes delinquent taxes and adjustments, if applicable.

## NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/20	10/01/20

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

0000548830001598260000001684

50

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

## SERVICE ADDRESS

2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	9/02/20	10/01/20

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 168.47 8/20/20

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

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	7/31/20 8/31/20	156.80	
GB 95 GAL RECY 1PU 1MON	7/31/20 8/31/20	7.00	
GB EXTRA RECY 1XMONTH	7/31/20 8/31/20	4.67	
TOTAL COMMERCIAL GARBAGE			168.47

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

Never pour water on a cooking pan grease fire.  
 For more safety information call North Port Fire Dept. at 941-240-8150.

1.32  
 320.538.434

RECEIVED SEP 04 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



## Invoice

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

Invoice # 373275  
Date 9/1/2020  
Terms Net 30  
Due Date 9/30/2020  
Memo Sep 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	2,214.63	2,214.63
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 \$14,558.63

1.257  
330.538.120

RECEIVED SEP 01 2020

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 103**Invoice Date:** 9/1/20**Due Date:** 9/1/20**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2020		3,187.17	3,187.17
Information Technology - September 2020		83.33	83.33
Dissemination Agent Services - September 2020		83.33	83.33
Office Supplies		0.51	0.51
Postage		48.08	48.08
Telephone		59.00	59.00

1-1

**RECEIVED**

SEP 11 2020

BY: \_\_\_\_\_

**Total** \$3,461.42**Payments/Credits** \$0.00**Balance Due** \$3,461.42

[illegible]



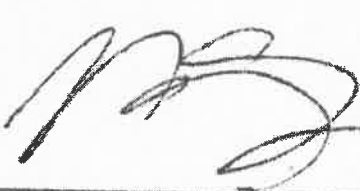
5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice

Date 8/28/2020 Invoice # 2020-02320

Bill To:

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

Description		Terms	Due on receipt
		Qty	Amount
Service Date: 08/27/2020			
Replace irrigation valve at clubhouse			
1.5" 216B Irritrol Angle/Globe Valve		1	101.00
Labor - Technician		1	55.00
1-10.			
320.538.467.			
			
		RECEIVED AUG 28 2020	
PAYMENT ACCEPTED: CHECK AND CREDIT CARD.			Total \$156.00
Please contact our office to pay by credit card.			Payments/Credits \$0.00
Make check payable to:			Balance Due \$156.00
Bloomings Landscape & Turf Management, Inc.			
Please include invoice number on your check.			
Thank You For Your Business			

Phone #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloomingslandscape.com

Web Site  
www.bloomingslandscape.com





5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice


Date 9/1/2020 Invoice # 2020-02448

**Bill To:**

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

Terms  
Net 30

Due Date  
10/1/2020

Description	Qty	Amount
Month of September Monthly Grounds Maintenance Fee		7,655.00
1-10 320-538 464.		
		
RECEIVED SEP 01 2020		

**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

# Culligan.

better water. pure and simple.®

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

16"4091 1 MB 0.436"  
LAKESIDE PLANTATION  
9145 NARCOOSSEE RD STE A206  
ORLANDO FL 32827-6768



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

☐ AMEX ☒ VISA ☐ MC ☐ DISC ☐ OTHER ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER: \_\_\_\_\_ TX CODE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

DATE: 08/31/2020 PAY THE AMOUNT: 53.98 ACCOUNT NUMBER: 1017805

Pay By Date: Sep 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: 07/31/2020					74.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
08/13/2020	663391	1017805	PO#		
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
2413	5 GALLON DRINKING WATER		2.000 @	7.00	14.00
08/26/2020		1017805	PO#		
	PAYMENT		@		-74.98
08/28/2020	664912	1017805	PO#		
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
2413	5 GALLON DRINKING WATER		5.000 @	7.00	35.00
08/31/2020		1017805	PO#		
	PAYMENT		@		0.00

1-14

330.528 .48101

RECEIVED SEP 04 2020

ACCOUNT IS CURRENT

Current	53.98	30day	0.00	60day	0.00	90day	0.00	Balance	53.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

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



# INVOICE

#7

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

Date: Aug 31, 2020

Balance Due:: \$1,750.00

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

Item	Quantity	Rate	Amount
Guard Services for the month of July, 2020.	100	\$17.50	\$1,750.00

1-303

Total: \$1,750.00

Notes:  
100 total hours worked for the month of July, 2020.

330.538 .48401

RECEIVED SEP 01 2020



# INVOICE

# 8

Relion Solutions LLC.  
21978 Glendale Ave.  
Port Charlotte, FL 33952

Date: Aug 31, 2020

Balance Due: \$2,030.00

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

Item	Quantity	Rate	Amount
August 2020 Security Guard Services	116	\$17.50	\$2,030.00

Total: \$2,030.00

Notes:

116 total hours worked for the month of August 2020.

1-303

330.538 48401

RECEIVED SEP 01 2020

# SOLITUDE

LAKE MANAGEMENT

Voice: (888) 490-5253 Fax: (888) 358-0088

## INVOICE

Invoice Number: PI-ADD470871  
Invoice Date: 09/01/20

PROPERTY: Lakeside  
Plantation CDD

**SOLD TO:** Lakeside Plantation CDD  
Governmental Mgmt Services-Central  
9145 Narcoossee Road, Ste. A206  
Orlando, FL 32627

CUSTOMER ID	CUSTOMER PO	Payment Terms
L2077		Due upon receipt
Sales Rep ID	Shipment Method	Ship Date
Bill Kurth		09/01/20

Qty	Item/Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR08010 09/01/20 - 09/30/20 Lake & Pond Management Services		966.00	966.00

1.271.

320.938.460

RECEIVED SEP 07 2020



**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
<b>TOTAL</b>	<b>966.00</b>

www.aeratorsaquestics4lakesnponds.com

2475  
↓  
5372.

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

September 16, 2020

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

NR 361

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

9/16/20  
Date

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

RECEIVED SEP 17 2020

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

September 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy	✓	Yes (\$200)
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

9/16/20  
Date

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

RECEIVED SEP 17 2020

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD


**Board Meeting Date:**

September 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy	✓	Yes (\$200)
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

9/16/20  
Date

**\*\*RETURN SIGNED DOCUMENT TO Ariel Lopera\*\***

RECEIVED SEP 17 2020



Johnson Engineering, Inc.  
 Remit To:  
 P.O. Box 2112  
 Fort Myers, FL 33902  
 Ph: 239.334.0046 Fax: 239.334.3661

# Invoice

Project Manager Andrew Tilton

August 25, 2020  
 Project No: 20150050-000  
 Invoice No: 58

George Flint  
 Lakeside Plantation CDD  
 c/o GMS Central Florida  
 9145 Narcoossee Road, Ste. A206  
 Orlando, FL 32827

FEID #59-1173834

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

1.193  
 310.513 311  
 06/20.

Professional Services through August 16, 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	55,323.40	T&M	100 %	55,323.40	54,417.15	906.25	0.00
	Totals	55,323.40			55,323.40	54,417.15	906.25	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

906.25

INVOICE TOTAL:

906.25

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## Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer IV			
Burford, Brent	7/13/2020	3.00 Hrs @ 125.00	375.00
Onsite with electrical contractor identifying extent of damage. Updtac CDD manager and chairman.			
Burford, Brent	7/14/2020	3.00 Hrs @ 125.00	375.00

W-9 Can be found at our Website: [www.johnsonengineering.com](http://www.johnsonengineering.com)

Project	20150050-000	Lakeside Plantation CDD			Invoice	58
Onsite with electrical contractor repairing 3 phase electrical conductors. Updae CDD manager and chairman.						
Burford, Brent	7/15/2020	1.00	Hrs @	125.00		125.00
Prepare and attend via phone the LPCDD Board of Supervisors Meeting.						
Burford, Brent	8/14/2020	.25	Hrs @	125.00		31.25
Review agenda package in preparation of the LSP CDD board of supervisors meeting.						
1. - General Engineering Total		7.25				906.25

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

September 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Bill Roumy	✓	Yes (\$200)
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

9/16/20  
Date

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

RECEIVED SEP 17 2020

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

September 16, 2020

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
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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

9/16/20  
Date

**\*\*RETURN SIGNED DOCUMENT TO Ariel Lopera\*\***

RECEIVED SEP 17 2020



## Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aak.com


*Maintenance*

# Invoice

Date	Invoice #
9/17/2020	97463

<b>Bill To</b>
GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827

<b>Location/Contact/Phone</b>
Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Nathan Trates Phone: 941-423-5500

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	. WKM	97600	9/16/2020
Item Code	Description	Quantity	Price Each	Amount	
Parts	Cable	1	95.00	95.00	
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	16.00	16.00	
Labor	Replace cable	1	79.00	79.00	
<div>01-00104 330-538-48102</div> <div>Fixed GYM Machine # 13.</div> <div></div>					
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$190.00
				Sales Tax (0.0%)	\$0.00

# Hopping Green & Sams

Attorneys and Counselors

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

1-00066  
310-513-31500

## STATEMENT

September 18, 2020

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

Bill Number 117216  
Billed through 08/31/2020

### General Counsel/Monthly Meeting

LPCDD 00001 MCE

### FOR PROFESSIONAL SERVICES RENDERED

08/03/20	APA	Update district vendor agreement chart.	0.80 hrs
08/10/20	MCE	Review COVID best practices.	0.20 hrs
08/10/20	SSW	Review executive orders regarding requirements for budget and assessment hearings and waiver of physical quorum requirement for conducting same due to COVID-19 public health emergency; research and prepare response to questions regarding same; monitor executive orders extending waiver of physical quorum requirement for local government public meetings.	0.20 hrs
08/11/20	SRS	Review draft meeting minutes and draft agenda.	0.30 hrs
08/11/20	APA	Prepare agenda memorandum.	0.50 hrs
08/12/20	SRS	Research Executive Order 20-193.	0.10 hrs
08/13/20	MCE	Prepare for board meeting.	0.50 hrs
08/13/20	SRS	Review correspondence regarding landscape contract renewal.	0.10 hrs
08/13/20	APA	Analyze agenda package; prepare agenda memorandum.	1.20 hrs
08/14/20	MCE	Prepare for board meeting; review amenity manager report.	0.30 hrs
08/18/20	MCE	Prepare for board meeting.	0.80 hrs
08/18/20	SRS	Prepare for board meeting.	0.30 hrs
Total fees for this matter			\$1,236.50

### MATTER SUMMARY

Papp, Annie M. - Paralegal	2.50 hrs	145 /hr	\$362.50
Eckert, Michael C.	1.80 hrs	335 /hr	\$603.00
Sandy, Sarah R.	0.80 hrs	270 /hr	\$216.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

=====

TOTAL FEES

\$1,236.50

TOTAL CHARGES FOR THIS MATTER

\$1,236.50**BILLING SUMMARY**

Papp, Annie M. - Paralegal	2.50 hrs	145 /hr	\$362.50
Eckert, Michael C.	1.80 hrs	335 /hr	\$603.00
Sandy, Sarah R.	0.80 hrs	270 /hr	\$216.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES

\$1,236.50

TOTAL CHARGES FOR THIS BILL

\$1,236.50**Please include the bill number with your payment.**

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

**09/02/20**

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

Acct#: 297693	Date: 09/02/20
LAUREN VANDERVEER	Ad Date: 09/07/20
LAKESIDE PLANTATION CDD	Class: 3126
219 EAST LIVINGSTON ST	Ad ID: 3764747
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 592
	Lines: 142
	Agate Lines: 159
	Depth: 16.764
	Inserts: 1
	Description: LSP 091620

Other Charges:	\$0.00	Gross:	\$203.06
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	16.764	Amount Due:	\$203.06

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	09/07/20	09/07/20	1	\$203.06

1 - 00106  
310-513-48000

Ad Note:

Customer Note:

RECEIVED  
 SEP 11 2020

BY: \_\_\_\_\_

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

**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, September 16, 2020 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Fort, FL 34263.

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, 20-117, 20-158 and 20-179 issued by Governor DeSantis on March 9, 2020, March 23, 2020, April 29, 2020, June 23, 2020 and July 30, 2020 respectively, and any extensions or supplements thereto, and in accordance with 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 at 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/95706445653> or by the following: Dial +1 (646) 876-9923, Meeting ID: 952 0644 6553. 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 [glenn@mprescott.com](mailto:glenn@mprescott.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 [glenn@mprescott.com](mailto:glenn@mprescott.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 in 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 711, or 1-800-955-8771 (TDD) / 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 meeting 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 Fint  
 District Manager  
 Governmental Management Services - Central Florida, LLC  
 Public: September 7, 2020  
 297693 3764747





**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:

**09/07/2020**

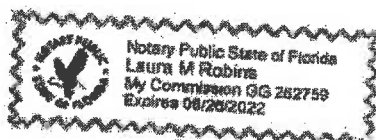
as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com). Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper 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 8<sup>th</sup>  
day of September, 2020.

*Laura M Robins*  
(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**

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Welch Tennis Courts, Inc.  
P.O. Box 7770  
Sun City, FL 33586  
Phone: 813-641-7787  
Fax: 813-641-7795

# Invoice

Date	Invoice #
9/17/2020	58619

*Tennis Maintenance*

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Nathan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Terms	PO #	Due Date
Net 30	John	10/17/2020
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	9/17/2020

## Notes

Overnight FedEx delivery.

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	Filter 1 1/2" Clear Complete		68.49	136.98

Thank you for your business.

Subtotal	136.98
Shipping Cost (FedEx Ground)	25.00
Total	\$161.98

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH  
THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL  
REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE  
SUBJECT TO A RESTOCKING FEE.

1 - 00052  
330-538-52000

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.

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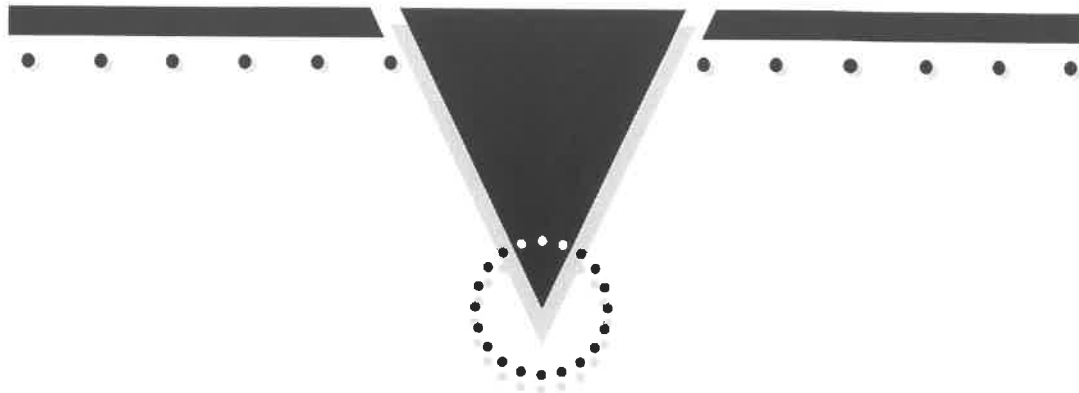
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George Flint  
District Manager  
Governmental Management  
Services - Central Florida LLC  
Published September 7, 2020  
29/693 3/6447

## SECTION C



# Lakeside Plantation

## Community Development District

Unaudited Financial Reporting  
September 30, 2020



# Table of Contents

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

**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
September 30, 2020**

	General	Debt Service	Capital Reserve	Totals
<b>Assets</b>				
<u>Cash:</u>				
Operating Account	\$ 77,741	\$ -	\$ -	\$ 77,741
Debit Card Account	3,000	-	-	3,000
Money Market Account	87,219	-	-	87,219
Petty Cash	3	-	-	3
Capital Reserve Account	-	-	23,856	23,856
<u>Investment - Operations:</u>				
Investment - SBA Fund	507	-	358,803	359,310
<u>Investment - Bonds:</u>				
Reserve Fund	-	58,623	-	58,623
Revenue Fund	-	66,234	-	66,234
Prepaid Expenses	15,981	-	-	15,981
Due from Capital Reserve	1,435	-	-	1,435
Deposits	517	-	-	517
Due from Other	33	-	-	33
<b>Total Assets</b>	<u>\$ 186,436</u>	<u>\$ 124,857</u>	<u>\$ 382,660</u>	<u>\$ 693,953</u>
<b>Liabilities &amp; Fund Balances</b>				
<b>Liabilities</b>				
Accounts Payable	\$ 2,129	\$ -	\$ 6,354	\$ 8,483
<b>Total Liabilities</b>	<u>\$ 2,129</u>	<u>\$ -</u>	<u>\$ 6,354</u>	<u>\$ 8,483</u>
<b>Fund Balances</b>				
Nonspendable				
Prepaid items	\$ 15,981	-	-	\$ 15,981
Deposits	\$ 517	-	-	\$ 517
Restricted for:				
Debt Service	\$ -	\$ 124,857	\$ -	\$ 124,857
Capital Projects	-	-	376,306	\$ 376,306
Assigned	19,346	-	-	\$ 19,346
Unassigned	148,463	-	-	\$ 148,463
<b>Total Fund Balances</b>	<u>\$ 184,307</u>	<u>\$ 124,857</u>	<u>\$ 376,306</u>	<u>\$ 685,470</u>
<b>Total Liabilities &amp; Fund Balances</b>	<u>\$ 186,436</u>	<u>\$ 124,857</u>	<u>\$ 382,660</u>	<u>\$ 693,953</u>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

	Adopted Budget	Prorated Budget Thru 09/30/20	Actual Thru 09/30/20	Variance
<b>Revenues:</b>				
Tennis Club	\$ 20,000	\$ 20,000	\$ 13,240	\$ (6,760)
Activities	10,000	10,000	4,942	(5,058)
Clubhouse Rentals	5,000	5,000	800	(4,200)
Miscellaneous	1,500	1,500	593	(907)
Interest	50	50	38	(12)
Operations & Maintenance Assessments	686,794	686,794	699,069	12,275
<b>Total Revenues</b>	<b>\$ 723,344</b>	<b>\$ 723,344</b>	<b>\$ 718,683</b>	<b>\$ (4,662)</b>

**Expenditures:**

**Administrative**

Supervisor Fees	\$ 11,000	11,000	\$ 8,200	\$ 2,800
District Manager	38,246	38,246	38,246	(0)
District Counsel	25,000	25,000	22,855	2,145
District Engineer	10,000	10,000	13,388	(3,388)
Disclosure Report	1,000	1,000	1,000	0
Trustee Fees	4,400	4,400	5,168	(768)
Audit Fees	3,700	3,700	3,185	515
Postage, Phone, Fax, Copies	1,500	1,500	898	602
General Liability Insurance	6,000	6,000	5,792	208
Legal Advertising	1,500	1,500	2,164	(664)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,900	1,185	715
Property Insurance	8,700	8,700	8,968	(268)
Information Technology	2,500	2,500	1,299	1,201

**Total Administrative**

<b>\$ 115,621</b>	<b>\$ 115,621</b>	<b>\$ 112,524</b>	<b>\$ 3,097</b>
-------------------	-------------------	-------------------	-----------------

**Operations**

Personnel Services (Management Contract)	\$ 174,706	\$ 174,706	\$ 174,704	\$ 2
Road & Sidewalk Repairs & Maintenance	2,500	2,500	-	2,500
Common Area Renewal & Maintenance	5,000	5,000	214	4,786
Street Light/Decorative Light	5,000	5,000	-	5,000
Landscape Maintenance - Contract	91,860	91,860	91,860	-
Landscape Maintenance - Other	5,000	5,000	-	5,000
Mulch	10,740	10,740	-	10,740
Irrigation Maintenance	3,000	3,000	3,670	(670)
Lake Maintenance	14,000	14,000	11,592	2,408
Electric Utility Services - Entrance Feature	9,000	9,000	5,980	3,020
Water Utility Services - Entrance Feature	4,000	4,000	349	3,651
Repairs & Maintenance - Entrance Feature	3,000	3,000	5,764	(2,764)
Miscellaneous Tools & Equipment	1,000	1,000	-	1,000
Landscape Inspection Services	3,420	3,420	-	3,420
Traffic Enforcement	2,500	2,500	-	2,500
Tree Removal	-	-	600	(600)

**Total Operations**

<b>\$ 334,726</b>	<b>\$ 334,726</b>	<b>\$ 294,733</b>	<b>\$ 39,993</b>
-------------------	-------------------	-------------------	------------------



**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

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

	Adopted Budget	Prorated Budget Thru 09/30/20	Actual Thru 09/30/20	Variance
<b>Clubhouse</b>				
Activities	\$ 20,000	\$ 20,000	\$ 12,317	\$ 7,683
Licenses/Fees	1,200	1,200	788	412
General Supplies	10,000	10,000	9,052	948
Maintenance	14,000	14,000	16,000	(2,000)
Office Supplies	3,500	3,500	1,065	2,435
Public Communication	1,500	1,500	1,208	292
Pest Control	600	600	600	-
Security	1,500	1,500	804	696
Security Patrol	30,274	30,274	20,720	9,554
AED	300	300	481	(181)
Telephone & Internet Services	5,500	5,500	5,275	225
Janitorial Supplies	3,000	3,000	2,531	469
Electric Utility Services - Clubhouse	14,000	14,000	9,885	4,115
Gas Utility	250	250	146	104
Garbage Collection	2,100	2,100	2,023	77
Water Utility Services - Clubhouse	4,400	4,400	3,107	1,293
Electric Utility Services - Tennis Courts & Pool	16,000	16,000	10,396	5,604
Pool Cleaning	9,720	9,720	9,310	410
Pool Maintenance - Other	10,000	10,000	10,068	(68)
Tennis Courts - Maintenance	5,000	5,000	6,221	(1,221)
Tennis Courts - Programs	3,500	3,500	-	3,500
Water Utility Services - Tennis Courts & Pool	6,000	6,000	5,508	492
<b>Total Clubhouse</b>	<b>\$ 162,344</b>	<b>\$ 162,344</b>	<b>\$ 127,504</b>	<b>\$ 34,840</b>
<b>Other Expenditures</b>				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 158,450	\$ (28,450)
<b>Total Other Expenditures</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 158,450</b>	<b>\$ (28,450)</b>
<b>Total Expenditures</b>	<b>\$ 742,690</b>		<b>\$ 693,211</b>	
<b>Excess Revenues (Expenditures)</b>	<b>\$ (19,346)</b>		<b>\$ 25,472</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 19,346</b>		<b>\$ 158,835</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 184,307</b>	

**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE SERIES 1999**

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

	Adopted Budget	Prorated Budget Thru 09/30/20	Actual Thru 09/30/20	Variance
<b><u>Revenues:</u></b>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 178,683	\$ 2,778
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	775	775
<b>Total Revenues</b>	<b>\$ 184,747</b>	<b>\$ 184,747</b>	<b>\$ 188,301</b>	<b>\$ 3,554</b>
<b><u>Expenditures:</u></b>				
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	-
<b>Total Expenditures</b>	<b>\$ 182,165</b>	<b>\$ 182,165</b>	<b>\$ 182,165</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,582</b>		<b>\$ 6,136</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 63,325</b>		<b>\$ 118,721</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,908</b>		<b>\$ 124,857</b>	

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**

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

	Adopted Budget	Prorated Budget Thru 09/30/20	Actual Thru 09/30/20	Variance
<b><u>Revenues:</u></b>				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 158,450	\$ 28,450
Interest	-	-	4,206	\$ 4,206
<b>Total Revenues</b>	<b>\$ 130,000</b>	<b>\$ 130,000</b>	<b>\$ 162,656</b>	<b>\$ 32,656</b>
<b><u>Expenditures:</u></b>				
Property Site Elements	\$ 53,818	\$ 53,818	\$ 158,048	\$ (104,230)
Pool Elements	-	-	6,000	(6,000)
<b>Total Expenditures</b>	<b>\$ 53,818</b>	<b>\$ 53,818</b>	<b>\$ 164,048</b>	<b>\$ (110,230)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 76,182</b>		<b>\$ (1,392)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 324,810</b>		<b>\$ 377,698</b>	
<b>Fund Balance - Ending</b>	<b>\$ 400,992</b>		<b>\$ 376,306</b>	

# Lakeside Plantation

## COMMUNITY DEVELOPMENT DISTRICT

### STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Tennis Club	\$ 6,520	\$ 3,300	\$ 2,520	\$ 460	\$ 400	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,240
Activities	1,452	565	776	1,273	617	156	-	-	(24)	127	-	-	4,942
Clubhouse Rentals	-	-	800	-	-	-	-	-	-	-	-	-	800
Miscellaneous	179	168	46	0	-	-	-	-	-	-	200	-	593
Interest	2	1	4	6	5	4	4	3	3	3	2	1	38
Operations & Maintenance Assessments	-	61,935	529,143	19,326	7,533	13,902	15,149	8,953	39,569	44	-	3,515	699,069
<b>Total Revenues</b>	<b>\$ 8,153</b>	<b>\$ 65,969</b>	<b>\$ 533,290</b>	<b>\$ 21,066</b>	<b>\$ 8,554</b>	<b>\$ 14,102</b>	<b>\$ 15,152</b>	<b>\$ 8,956</b>	<b>\$ 39,548</b>	<b>\$ 174</b>	<b>\$ 202</b>	<b>\$ 3,517</b>	<b>\$ 718,683</b>

<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 8,200
District Manager	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	38,246
District Counsel	1,131	1,650	106	1,358	1,576	1,705	2,504	4,751	4,433	2,404	1,237	-	22,855
District Engineer	966	2,219	551	1,375	813	1,753	406	813	2,788	906	800	-	13,388
Disclosure Report	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Trustee Fees	3,578	-	-	-	-	-	-	-	-	1,590	-	-	5,168
Audit Fees	-	-	-	-	-	-	3,185	-	-	-	-	-	3,185
Postage, Phone, Fax, Copies	109	60	35	11	247	35	75	20	30	73	96	107	898
General Liability Insurance	5,792	-	-	-	-	-	-	-	-	-	-	-	5,792
Legal Advertising	347	116	86	-	86	89	-	286	197	612	-	345	2,164
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	50	717	303	10	59	(8)	2	0	0	1	36	15	1,185
Property Insurance	8,968	-	-	-	-	-	-	-	-	-	-	-	8,968
Information Technology	108	108	108	108	108	108	108	108	108	108	108	108	1,299
<b>Total Administrative</b>	<b>\$ 25,296</b>	<b>\$ 9,141</b>	<b>\$ 4,460</b>	<b>\$ 7,133</b>	<b>\$ 7,159</b>	<b>\$ 6,952</b>	<b>\$ 9,551</b>	<b>\$ 10,049</b>	<b>\$ 11,627</b>	<b>\$ 9,766</b>	<b>\$ 6,546</b>	<b>\$ 4,845</b>	<b>\$ 112,524</b>

<b>Operations</b>													
Personnel Services (Management Contract)	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 14,559	\$ 174,704
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	7,655	7,655	7,655	91,860
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	1,956	-	314	110	-	651	-	-	-	483	156	-	3,670
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	966	966	11,592
Electric Utility Services - Entrance Feature	622	583	563	608	604	586	543	479	366	310	141	573	5,980
Water Utility Services - Entrance Feature	47	32	28	24	24	28	32	28	28	28	20	32	349
Repairs & Maintenance - Entrance Feature	-	-	-	3,266	-	-	-	-	1,148	-	1,350	-	5,764
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removal	-	-	-	-	600	-	-	-	-	-	-	-	600
<b>Total Operations</b>	<b>\$ 25,805</b>	<b>\$ 23,795</b>	<b>\$ 24,085</b>	<b>\$ 27,402</b>	<b>\$ 24,407</b>	<b>\$ 24,444</b>	<b>\$ 23,755</b>	<b>\$ 23,687</b>	<b>\$ 24,722</b>	<b>\$ 24,000</b>	<b>\$ 24,847</b>	<b>\$ 23,785</b>	<b>\$ 294,733</b>

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES & EXPENDITURES**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Clubhouse</b>													
Activities	\$ 2,105	\$ 1,783	\$ 2,880	\$ 3,444	\$ 1,477	\$ 507	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ 12,317
Licenses/Fees	624	-	64	-	-	-	-	-	-	-	100	-	788
General Supplies	278	354	838	2,030	1,141	1,008	-	1,045	679	886	300	496	9,052
Maintenance	607	1,623	1,101	1,327	1,181	253	-	1,256	274	6,275	1,374	729	16,000
Office Supplies	96	418	-	61	74	119	-	16	95	35	150	-	1,065
Public Communication	93	93	69	190	384	45	45	45	45	45	45	108	1,208
Pest Control	-	150	-	-	150	-	-	150	-	-	150	-	600
Security	41	147	175	-	147	-	-	147	-	-	147	-	804
Security Patrol	1,680	2,100	1,680	1,960	-	3,920	2,100	1,680	1,820	1,750	2,030	-	20,720
AED	-	-	-	-	-	-	-	-	481	-	-	-	481
Telephone & Internet Services	370	478	393	388	500	388	427	539	427	431	468	468	5,275
Janitorial Supplies	275	336	484	166	224	651	-	-	164	232	-	-	2,531
Electric Utility Services - Clubhouse	1,155	1,048	980	811	902	876	910	534	417	688	789	773	9,885
Gas Utility	12	12	12	12	12	12	12	12	12	12	12	12	146
Garbage Collection	168	182	168	180	-	313	168	-	168	337	168	168	2,023
Water Utility Services - Clubhouse	178	660	856	238	-	238	204	130	130	140	172	162	3,107
Electric Utility Services - Tennis Courts & Pool	543	802	1,000	1,295	1,264	1,237	1,103	800	608	610	558	577	10,396
Pool Cleaning	810	850	850	-	850	850	850	850	850	850	850	850	9,310
Pool Maintenance - Other	3,288	-	714	1,891	27	33	371	761	2,492	95	397	-	10,068
Tennis Courts - Maintenance	144	2,448	897	974	46	34	-	62	-	756	667	193	6,221
Tennis Courts - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services - Tennis Courts & Pool	544	706	495	751	402	601	577	314	197	143	411	367	5,508
<b>Total Clubhouse</b>	<b>\$ 13,012</b>	<b>\$ 14,189</b>	<b>\$ 13,657</b>	<b>\$ 15,719</b>	<b>\$ 8,779</b>	<b>\$ 11,085</b>	<b>\$ 6,768</b>	<b>\$ 8,341</b>	<b>\$ 8,979</b>	<b>\$ 13,285</b>	<b>\$ 8,787</b>	<b>\$ 4,903</b>	<b>\$ 127,504</b>
<b>Other Expenditures</b>													
Transfer Out	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ 28,450	\$ 158,450
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,000</b>	<b>\$ -</b>	<b>\$ 28,450</b>	<b>\$ 158,450</b>
<b>Total Expenses</b>	<b>\$ 64,113</b>	<b>\$ 47,124</b>	<b>\$ 42,201</b>	<b>\$ 115,254</b>	<b>\$ 40,345</b>	<b>\$ 42,481</b>	<b>\$ 40,074</b>	<b>\$ 42,077</b>	<b>\$ 45,328</b>	<b>\$ 112,050</b>	<b>\$ 40,180</b>	<b>\$ 61,983</b>	<b>\$ 693,211</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (55,960)</b>	<b>\$ 18,845</b>	<b>\$ 491,089</b>	<b>\$ (94,188)</b>	<b>\$ (31,791)</b>	<b>\$ (28,380)</b>	<b>\$ (24,912)</b>	<b>\$ (33,120)</b>	<b>\$ (5,780)</b>	<b>\$ (111,876)</b>	<b>\$ (39,978)</b>	<b>\$ (58,466)</b>	<b>\$ 25,472</b>

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

<b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b>		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$ 189,896	
RESERVE FUND BALANCE	\$ 58,623	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$</b>	<b>1,390,000.00</b>

**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
7/22/20	P/E 06/30/20	\$ -	\$ -	\$ -	\$ 55.65	\$ 55.65	\$ 44.32	\$ 11.33	\$ 55.65
9/1/20	P/E 07/31/20	\$ 4,413.90	\$ -	\$ -	\$ -	\$ 4,413.90	\$ 3,515.37	\$ 898.53	\$ 4,413.90
<b>Totals</b>		\$ 907,046.70	\$ 12,101.28	\$ 18,115.68	\$ 923.09	\$ 877,752.83	\$ 699,069.36	\$ 178,683.47	\$ 877,752.83

**Imagine School at North Port Inc.**

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 10-21-2020

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/20/19	Tennis Court Fence Posts	AM		Completed	Bottom rail installed per approval at BOS meeting 09.16.2020. District Engineer verified completion and assessment of punchlist items and recommended payment 09.22.2020.
2	11/20/19	Tennis Court Lights	AM		On Hold	Defer to January 2021
3		Kitchen Cabinet Replacement	AM		In Process	Amenity Manager gathering samples and clarification on hardware from Creative Cabinetry and Design. Proposals to be presented to BOS 10.21.20
4		Restroom Partition	AM		In Process	Motion to approve solid plastic partition purchase with One Point (\$6219) and installation with Ed Handy (\$2800) Approved at 09.16.2020 BOS Meeting. Partition colors TBD charcoal, metallic silver, and mocha are being considered Nathan to get clarification on handles/locks/hardware for partitions

## SECTION C



# Lakeside Plantation CDD Community Development District

## Amenity Center Management Report

**Date of Meeting:** October 21<sup>st</sup>, 2020

**Submitted by:** Nathan Trates

### ➤ **Facility**

- Clubhouse pressure washing(on-going)
- BLVD. Lightbulbs replaced
- Tennis fencing project completed by Stewart Tennis
- Bradley Ray concrete completed CDD owned sidewalk replacements
- Front and both side pool gate latches replaced
- Tennis irrigation leak repaired
- Clubhouse ramp handrails sanded and painted in house
- Touch-free hand sanitizers added to GYM/Clubhouse
- Clubhouse/amenities moved into Phase 3 opening
- Bathroom painting completed by Ed's Handy Home Improvement
- New Lighting in main clubhouse bathrooms installed in house
- Pergola walkways pressure washed
- One Pool heater unit replaced by Alex's Cooling & Heating
- Clubhouse Phase 3 opening put into place at all amenities

### ➤ **Activities- kids, adults, fitness, athletics, swim(On hold due to Covid-19)**

- Open Tennis – Monday-Wednesday-Saturday – 8:00 AM – 10:00 AM
- Pickle ball – Monday – Friday – 9:00 am – 2:30 PM
- Water Aerobics – Monday through Friday - 9:15 AM

### ➤ **Special Events:**

*Special events postponed due to COVID-19*

### **Amenity Management:**

1. Quote from Creative Cabinetry & Design for clubhouse kitchen remodel.(Revised)
2. Quote from Dimitri & Yanni for clubhouse kitchen remodel(re-visited quote)

# PROPOSAL

DATE OF PROPOSAL

10/5/2020

## Creative Cabinetry & Design

2807 Alwood St  
North Port, FL 34291

TO: Nathan Tratos

PROJECT NAME: Clubhouse

LOCATION: Lakeside Plantation

Included in proposal: Cabinets, installation tax and delivery  
Hardware must be used on all Full Overlay Doors  
Glazing is only available on certain doorstyles  
Arch doors only available on certain doorstyles  
Creative Cabinetry provides 1)Punch out and 1)QC walk and no charge, other trips are chargeable at \$65/hour

STYLE	Kitchen	TOTALS
Aristokraft Line		
30" Uppers Per drawing		
Benton White paint	\$8,086	\$8,086
With Slab Fronts		
Traditional Overlay		
Hardware included in pricing		
Standard finish Laminate tops		\$1,050
Upgrade finish HD		\$1,745

	Drawers	Doors
Hardware Option	BP20396-195	H318
Hardware Pcs.	14	32
	Included	Included
CROWN OPTION:	# Pcs.	
Kitchen Only	NA	

OPTIONS (ADD)	
5 Piece drawer fronts	\$475
Soft close doors and drawers	\$750
Saybrooke Style doors	\$850
Remove and disposal of cabinets and countertops	\$950
Stainless Steel sink	\$275
Level 1 Granite	\$3,645
81 Sq Ft	

Hardware Option  
Hardware Pcs.

Submitted by: Nick Passamonte 941-726-6837

Creative Cabinetry provides a 1 year warranty on labor from date of installation  
Refer to detailed drawings for scope of work on project  
Refer to attached terms and conditions

Accepted by:

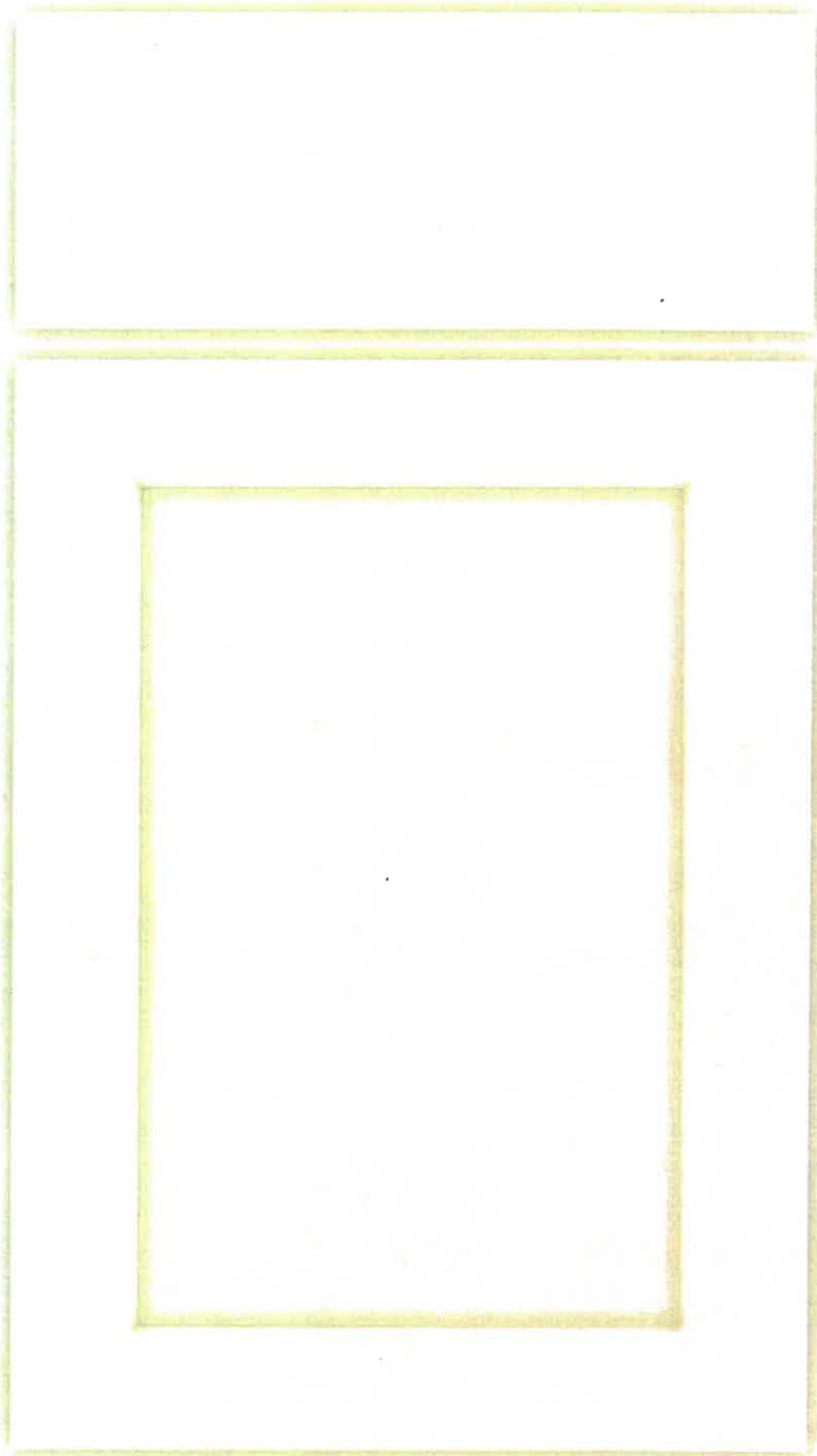
Title

Date

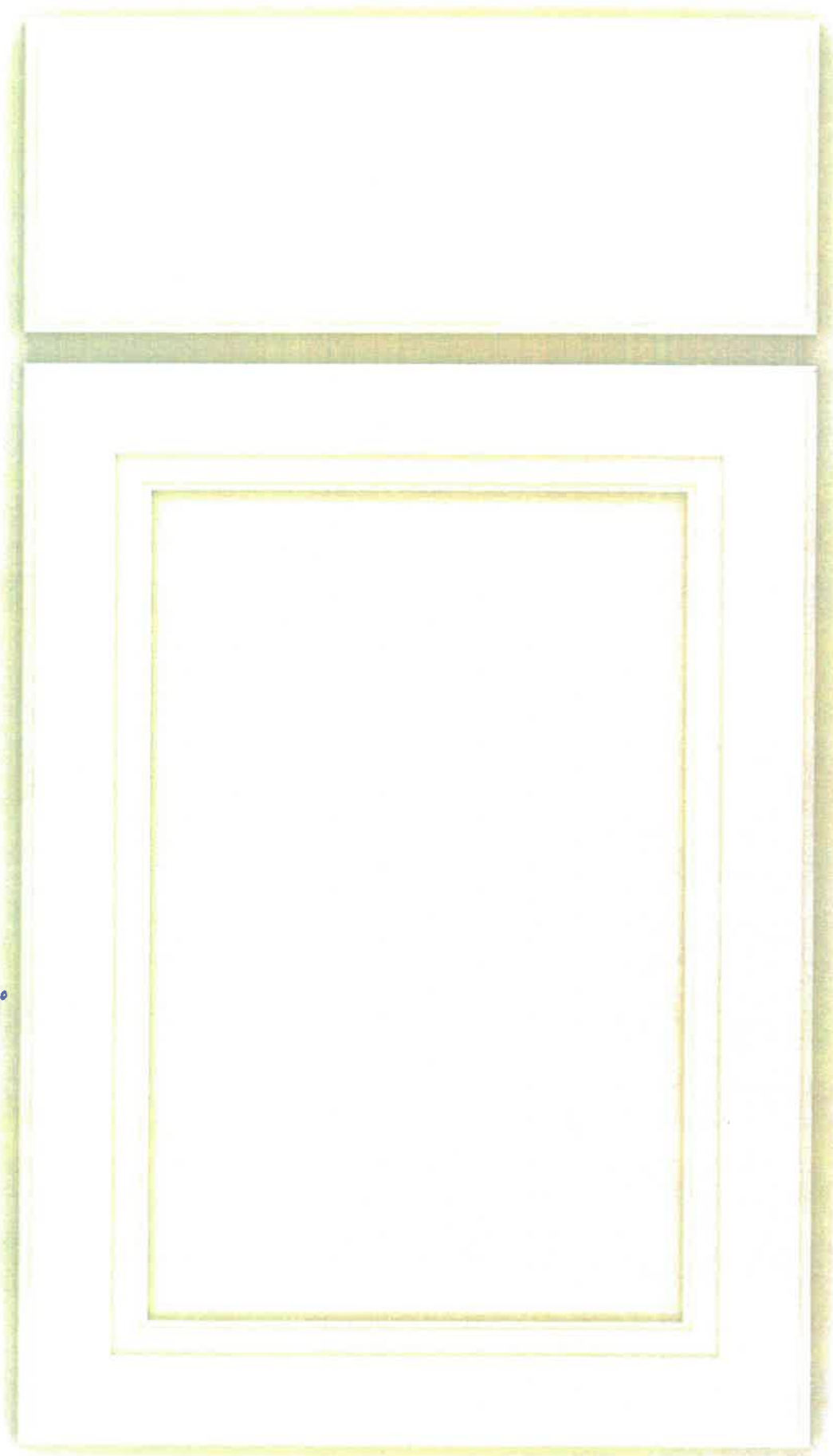
The above proposal is satisfactory.

Includes painted Birch doors, drawers are dovetail construction all hardwood with clear top coat and under mount full extension guides. The box construction is 3/8" thick Furniture board with matching laminate exterior. Interior matching shelves are 3/4". Face frame construction is 3/4" X 1/ 1/2" solid wood. 6 way adjustable, soft close fully concealed steel hinges.

Benton  
style originally  
quoted -



Saybrook  
style door -  
additional \$850.00





Dimitri and Yanni Inc  
121 Triple Diamond Blvd. Unit 9  
North Venice FL 34275  
C: (941) 2231319  
F: (941) 4841954  
[www.dnyremodeling.com](http://www.dnyremodeling.com)  
csacontractor@gmail.com  
CBC1256670

### Estimate

Customer Name:	Plantation Club house
Address:	2200 Plantation Blvd. North Port FL 34289
Phone:	9414235500
Email:	ntrates@vestapropertyservices.com

### **General Remodeling**

#### *Kitchen Cabinets*

#### **Demolition**

Remove existing kitchen cabinets and tops	\$1,800
Disconnect kitchen faucet and sink	\$250

#### **Cabinets and Countertops**

Supply and install new kitchen cabinets <i>(white sinker)</i>	\$11,550
According to plans	
Provide and install 1 granite tops	\$4,850
Plumbing	
Hook up plumbing	
Provide new sink and faucet KRAUS	
Allowance \$500	
Replace P trap and shut off valves	

Choices:

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<b>TOTAL</b>	<b>\$18,450</b>
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#### **Payment plan to be determined**

Deposit required to close the job 50%	\$9,225
Payment required after demolition 25%	\$4,613
Payment required after tiles are installed 20%	\$3,690
upon completion 5%	\$923

White Shaker Cabinet Style

