# Lakeside Plantation Community Development District

Agenda

March 17, 2021

# **A**GENDA

# Lakeside Plantation Community Development District

219 East Livingston Street, Orlando, FL 32801 Phone: 407-841-5524 – Fax: 407-839-1526

March 10, 2021

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, March 17, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. 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)
- IV. District Engineer's Report
- V. Unfinished Business
- VI. New Business Items
  - A. Discussion of COVID-19 Procedures
  - B. Consideration of Proposals for Replacement of Spa Heater
  - C. Consideration of Proposal for Electrical Box Replacement
  - D. Consideration of Proposals for Data Services
  - E. Consideration of Proposals for Replacement or Repair of Post Lights
- VII. Business Administration
  - A. Approval of Minutes of February 17, 2021 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
  - IX. Staff Reports
    - A. District Counsel
      - i. Discussion of Rate Adjustment Notice
    - B. District Manager
      - i. Action Items List
    - C. Amenities Manager Monthly Report
  - X. Other Business
  - XI. Supervisors' Requests
- XII. 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 fifth order of business is Unfinished Business. Any unfinished business will be discussed under this item.

The fifth order of business is New Business Items. Section A is discussion of COVID-19 procedures. Section B is discussion of tennis policies. Section B is consideration of proposals for replacement of spa heater. Section C is consideration of proposal for electrical box replacement. Section D is consideration of proposals for data services. Section E is consideration of proposals for replacement of repair of post lights.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the February 17, 2021 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 A is the District Counsel's report. Section 1 is discussion of rate adjustment notice. Section B is the District Manager's report. Section 1 is the Action Items list for your review. Section C is the Amenities Manager Report.

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,

Tricia Adams

District Manager

Cc: Michael Eckert, District Counsel
Sarah Sandy, District Counsel
Andy Tilton, District Engineer

Brent Burford, District Engineer Tamara Lorf, Amenities Manager

Roy Deary, Vesta

**Enclosures** 

# **SECTION VI**

# **SECTION B**



# Alex's Pool Heating & Air Conditioning

P.O. Box 380081 Murdock, FL 33938 (941)629-2539 aamachado@comcast.net www.629alex.com

# **Proposal**

#### **ADDRESS**

Lakeside Plantation CDD Lakeside Plantation CDD 2200 Plantation Blvd. North Port, FL 34289

#### SHIP TO

Lakeside Plantation CDD Lakeside Plantation CDD 2200 Plantation Blvd. North Port, FL 34289 PROPOSAL # 2021LAK-QB

DATE 01/28/2021

EXPIRATION DATE 03/01/2021

ACTIVITY	QTY	RATE	AMOUNT
Proposal  OPTION #1 / \$6 780	1	0.00	0.00

- \* Remove existing GeoThermal Spa Heater and install a new Built Right Brand GeoThermal Spa Heat Pump Model BR06-1 (95,000 BTU's).
- \* 5- Year Manufacturer Warranty on Parts & Labor.
- \* Removal & disposal of old heater and construction trash.
- \* Permit Included.

#### \_ OPTION #2 / \$3,550:

- \* Remove existing GeoThermal Spa Heater and install a new Built Right brand non-GeoThermal spa heat pump Model BR115-XW (117,000 BTU's).
- \* 5- Year Manufacturer Warranty on Parts & Labor.
- \* Removal & disposal of old heater and construction trash.
- \* Permit Included.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Alex's is authorized to do the work as specified. Payment will be made as outlined above. Total price includes any current rebates or promotional discounts at the time of acceptance and cannot be adjusted. A 2% per month late fee will be added to invoices that are 30 days or more past completion. This proposal may change or expire if not accepted within 30 days. All material supplied by Alex's Pool Heating & A/C shall remain the property of Alex's until the contract and additional work orders have been paid. The customer hereby gives permission for Alex's to enter upon the premises and remove the material. All cost incurred as a result of non-payment will be paid by the customer. Any suit arising from this contract may be instituted in any court of competent jurisdiction in Charlotte County.

**TOTAL** 

\$0.00

Accepted By

**Accepted Date** 

Thank you! | 941-629-ALEX (2539) | We appreciate your business! | 941-629-ALEX (2539) | We appreciate your business!



# Go Green • Go GeoThermal

4372 North Access Road, Englewood, Florida 34224 941.474.9306 • 800.881.4326 • Fax 941.473.9308 GeoThermal Florida.com • Info@SymblentService.com

# Pool Heating • Air Conditioning

"One Company, One Call, Complete Comfort!"

Proposal Submitted To:

Lakeside Plantation CDD 219 E. Livingston Street Orlando, Florida 32801



# POOL/SPA HEATING/COOLING PROPOSAL

Lic #: CAC035549 • EC0002946 CBC1258380 • CPC1456477

Job Name:

Date: March 4, 2021

Lakeside Plantation 2800 Plantation Boulevard North Port, Florida 34289

We hereby submit specifications and estimates for:

# Replace Spa Heater with new PH-090-TT Symbiont Spa Heater:

1 Symbiont Model PH-090-TT GeoThermal Spa Heater
TT = titanium condenser and evaporator heat exchangers

Source Water: Pool Water

Upgrade source piping to spa

Includes (3) three years planned maintenance on new spa heater at no charge (\$495.00 value)

Electric: Wire from existing panel, if adequate

Complete\* installation

\* Local permits additional as required.

\$ 8,325.00

# **Manufacturer's Limited Warranty:**

One year Symbiont Service Corp. all parts and labor on the installation.

Five year manufacturer's labor on the new Symbiont unit.

Seven year manufacturer's all parts only on the new Symbiont unit.

Lifetime parts on titanium tube portion of the condenser heat exchangers in new unit.

Not responsible for any damage to private or public unmarked underground lines, or repairs of landscape, painted or finished surfaces. All work done to code. All current discounts and promotions have been applied.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS AND EXHIBITS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Symblent is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the properly where work is to be performed.

Customer:	Respectfully submitted,
(print name) Signature:	SYMPIONT SERVICE CORPORATION
Date:	By: Tatuck on De

#### **TERMS AND CONDITIONS**

- This proposal is subject to change without notice and is automatically withdrawn on the 30s day following its date of issue if not accepted in writing and a copy of this proposal returned to Symbiont Service Corporation ("Contractor"). If Customer cancels the Agreement prior to the start of work, Customer shall be liable for 10% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or cancel this Agreement prior to the start of the work to be performed in the event the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (c) singular words include plural and vice versa. Customer shall allow Contractor to post its sign and advertise at the project location during construction.
- Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor is not liable and Customer is solely liable for work installed by any person other than Contractor, unless otherwise specified by Contractor in this Agreement.
- Contractor will not perform service, warranty and/or punch list work if Customer fails to timely pay Contractor, and Contractor may cease all work or terminate the Agreement if Customer fails to timely pay Contractor. Contractor customarily requires a deposit of 30% upon acceptance of the proposal. Customer agrees to pay interest of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices.
- Should concealed or unknown conditions be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor will submit written documentation of the increased charges to the Customer.
- In the event that Federal, state, county, or municipal codes, regulations or permitting authorities require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work provided for in this Agreement, Customer shall pay for all extra costs incurred by Contractor in addition to the contract price.
- Contractor is not responsible for any damage to private or public unmarked underground lines, or repairs of landscape, painted or finished surfaces.
- For and in consideration of \$10 given by Contractor to Customer and already reflected in the Agreement price, the Customer shall defend, indemnify, and hold the Contractor, its officers, directors, agents, and employees (individually "indemnitee," collectively, the "indemnitees") harmless from and against any and all claims, demands, losses, damages, liabilities, expenses, or costs, including reasonable attorney's fees, costs and expenses of investigation, penalties, interest and amounts paid in settlement (collectively "Losses") incurred or to be incurred by Contractor, arising out of, relating to, or resulting from (1) personal injury, (2) wrongful death, or (3) property damages; including claims for those damages caused partly or wholly as a result of the negligence or wrongful acts of any of the indemnitees if the damages claimed relate to or arise out of, or are connected with the Agreement or the actions necessary to perform same. The Customer's duty under this provision is limited to a total of ONE MILLION AND NO/100 (\$1,000,000) DOLLARS for all damages, including costs and attorney's fees per occurrence for any single claim or suit. The parties also agree that this provision satisfies the requirements of Florida Statute §725.06 so that the indemnification provisions are valid and binding upon Customer.
- This Agreement shall be governed by the laws of the State of Florida. Venue of any dispute arising out of this Agreement shall be in the county where the work is being performed unless the parties hereto mutually agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, the Prevailing Party shall be entitled to recover all of its attorney's fees, costs and expenses incurred therein, including attorney's fees, costs, and expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.

  WAIVER OF JURY TRIAL THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN
- RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.
- Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties provided by Contractor shall be deemed null and void if Customer fails to adhere to the payment terms. All warranties are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.
- Contractor makes no warranty of the cost-savings or efficiency of any of its systems. Customer understands that any cost-savings or efficiency effect of geothermal pool heating and air conditioning is dependent on multiple factors that are not within Contractor's control.
- In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use, loss of profits, or actions by third parties.
- Unless otherwise specified, there is no specific completion date. However, Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. Contractor shall not be liable for any demages, and Customer waives all damages associated with delays in the completion of the work due to permitting or inspection issues, delays in obtaining materials or the transportation of materials, or delays caused by Customer or any person other than Contractor. Payment to Contractor is an absolute and independent obligation, and Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement as retainage or on account of alleged charge backs or set offs unless previously authorized by Contractor in writing. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms.
- Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, fires, weather conditions, strikes, war or other causes beyond Contractor's reasonable control. It is understood that the Customer maintains all necessary insurances for the property.
- It is Customer's duty to notify Contractor in writing within 7 days of the occurrence of any claim, defect, default or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims. Upon notification, Customer shall provide Contractor with a reasonable time of not less than 10 business days to cure or correct the Occurrence before terminating the Agreement, hiring a replacement contractor or taking any adverse or legal action against Contractor. Under this agreement, notice is proper if served on an officer of Symbiont and an officer of Customer or Customer individually.
- The actual start-up and balance of the equipment will be completed upon satisfactorily passing all permitting inspections and completion of electrical supply provided by the power company. Your final payment is due the day of equipment start-up. Any additional charges for permits may be billed to you separately.
- Within a week of completion and start-up a Symbiont Service representative will perform a walk through inspection with your Management and/or Maintenance staff to verify that your new System is in working order, and to answer any questions or concerns that you may have. If needed, we will also create a punch list of items needing correction which will be signed by the parties and will include an estimated completion date for each item. The existence of a punch list does not and shall not constitute a basis for delaying any payment including final payment if all other conditions for final payment have been satisfied. Customer acknowledges that the punch list is to include only those items that are required pursuant to the contract, but which have yet to be completed at the time of the walk through inspection. Only one punch list shall be prepared for the Project. Extra or additional work that is outside the terms of the written contract will not be considered punch list items.
- Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Limited Workmanship Warranty" and "Statutory Warnings." Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.

Customer Initials: _	
Contractor Initials:	2.M.

Symbiont Service Corp.

# Go Green • Go GeoThermal

"One Company, One Call, Complete Comfort!"

# Description of Operation & Specifications

# MODEL PH-090-TT



# Description of Operation

The SYMBIONT™ Geo-Thermal Pool Heater is a high quality, high performance, dedicated water-towater package heat pump.

The SYMBIONTTM is designed to provide high performance operation on private and public pools and spas. Like gas, the SYMBIONTTM is totally unaffected by outdoor weather conditions.

The SYMBIONTTM, while competitively priced with either solar heating systems or air source heat pumps, costs substantially less to operate than any air source available. When cost of operation and dependability are considered, the SYMBIONTTM has no equal.

When the pool pump is running, and on demand of the thermostat, the SYMBIONTTM pool heater and source water pump are energized to heat the pool.

Like any heat pump, the SYMBIONT<sup>TM</sup> uses a refrigerant vapor compression cycle to extract free heat from one place (the heat source, either a well, a lake, or canal) and deliver it to another (the pool or spa). All you pay for is the electricity used by the compressor and pumps.

# Features

- Modular Design with Easy Piping and Wiring Access
- Painted Aluminum Cabinets with Raised-Base **Aluminum Chassis**
- **Insulated for Quiet Operation**
- High Efficiency Scroll Compressor with Inherent Motor-Protector
- Titanium Tube-Fiberglass Shell Condenser and **Evaporator Heat Exchangers**
- Refrigerant Liquid Receiver and Filter/Dryer
- Refrigerant Sight-Glass with Moisture Indicator
- Thermostatic Expansion Valve
- High and Low Pressure Switches
- Time Delay Compressor Protectors
- Electronic Digital Pool/Spa Thermostat
- Factory Installed Reverse-Cycle Summer Pool Cooling
- ARL or ETL Listed/Approved

# Specifications\*

Source EWT (Entering Water Temp)	65F	75F
BTUH Rating	88,976	99,364
COP	5.26	5.82
Source/Pool Water GPM	30/	′30
Source Water Connections FPT	2	91
Compressor	6 H	IP
Volts/Hertz/Phase	208-23	0/60/1
RLA	32	.1
LRA	14	-8
Minimum Circuit Ampacity	40	.1
Maximum Breaker	60	)
Weight	290	lbs.
Length/Width/Height	36" x 32	" x 31"





# SYMBIONT WARRANTY

This Limited Warranty applies to the following models (all versions and voltages) purchased through an authorized dealer and installed inside the contiguous United States after January 01, 2011. This warranty shall begin upon the date of purchase as verified by the owner/operator's proof of purchase documents. In lieu of owner documents, the warranty initiation date shall be sixty (60) days from the date of manufacture (as verified by factory production records). AquaCal AutoPilot, Inc. (hereafter referred to as: "Manufacturer") warrants the following models (hereafter referred to as: "product"), to the original owner and installation site, to be free of material or workmanship defects for a limited term.

-			50, 90, 215
Residential and Commercial Other		Parts	7 Years
	Florida	Compressor	7 Years
		Labor	5 Years
		Parts	2 Years
	Other	Compressor	5 Years
		Labor	2 Years

- The Manufacturer's patented ThermoLink<sup>®</sup> Titanium Heat Exchanger carries a lifetime warranty on the titanium tubing part only.
- Replacement parts are additionally warranted for a period of ninety (90) days parts and labor or the end of the original warranty term, whichever is greater.
- 1) This warranty includes parts and on-site labor charges to remove, repair or replace defective components, or failure due to workmanship.
- 2) This warranty does not include transportation charges for equipment or component parts to, or from, the Manufacturer. The owner/operator shall be responsible for any travel charges imposed by the warranty center or servicing agent.
- 3) At its sole discretion, the Manufacturer reserves the right to replace defective parts with new or refurbished replacement parts.
- 4) At the option of the Manufacturer, the Owner may be required to return the product to the factory, freight prepaid, to provide warranty service. This may become necessary if the product was installed in an area not supported by a Factory Authorized Service Center.
- 5) Claims for warranty reimbursement must have prior authorization by the Manufacturer and be performed by a Factory Authorized Service Center.
- 6) The use of parts other than genuine Manufacturer parts will void this limited warranty.
- 7) Purchasing original and / or replacement equipment through an un-authorized dealer will void this limited warranty.
- 8) This warranty is applicable only if the product has been installed, operated, and maintained expressly and completely in accordance with the product's Owner/Installation manual. These documents are available online at the Manufacturer's website indicated on the bottom of this document.
- 9) This warranty is void if the product is repaired, replaced, or altered in any way by any persons or agencies other than a Factory Authorized Service Center, and is in lieu of all other warranties, expressed or implied, written or oral.
- 10) Failure of Customer to properly monitor and maintain the pool water's balance can create a situation, which could negatively affect the performance of the product and thus void this limited warranty. Pool water must be tested regularly and maintained properly in order to ensure its chemical balance. Excessive chlorination is known to cause corrosion in pool metals. Deterioration, discoloration or brittleness of pool surfaces, including but not limited to plaster and vinyl liners, can be caused separately by, or in combination with, age, the environment, an imbalance in pool water chemistry, improper installation, sunlight and other factors. Customer hereby releases Manufacturer from all claims for damages to any pool plaster, vinyl liner or metals in Customer's pool by reason of the use and/or operation of the product.
- 11) The liability of the Manufacturer shall not exceed the repair or replacement of defective parts under the referenced limited warranty term and shall not include applicable consumables. (Consumables can include but are not limited to refrigerant, glue, and brazing/welding gases & material)
- 12) This warranty does not include damage due to freezing conditions, negligence or abuse, installations in corrosive environments or atmospheres, nor acts of God.
- 13) There are no implied warranties of merchantability or fitness for a particular purpose that apply to this product. Under no circumstances shall the Manufacturer be liable for any loss, damage, or injury, whether direct, consequential or incidental, arising out of the use or inability to use this product.
- 14) In addition, each pool/spa has its own individual requirements. This limited warranty does not warrant that this product will supply 100% of those requirements. This includes purifying requirements for chlorinator products and heating requirements for heat pump products.
- 15) No dealer, distributor, or other similar person has any authority to make or extend any warranties or representations concerning Manufacturer's products beyond the express terms contained herein. Manufacturer assumes no responsibility for any warranties beyond the expressed terms contained in this limited warranty. Customer releases and holds Manufacturer harmless from any claims stemming from any unauthorized representations.
- 16) This limited warranty is for product installed and used in swimming pools and spas only. Installation and use in any other application voids this warranty unless specifically authorized by the Manufacturer.
- 17) The foregoing limited warranty gives the Customer specific legal rights that may vary from state to state, and accordingly, some of the listed conditions and exclusions may not apply to Customers living in certain states. Any dispute between Customer and Manufacturer will be settled by binding arbitration, conducted in Pinellas County, Florida, under the rules of the American Arbitration Association, and an award of attorney's fees and costs will go to the prevailing party.

# Built Right Pool Heaters

XW-SERIES

Pool & Spa Heat Pump

# FEATURES:

No Metallic Rattling.

- Impressively Quiet
  825rpm Fan Motor with Swept Wing Fan Blade, Operates Quietly &
  Efficiently, Acoustic Compressor Blanket, Supresses Compressor Noise,
- ✓ Intelligent Digital Control
  Digital Control with Integrated Pool/Spa Thermostat & Lock Out Feature,
  User friendly, easy to read LED display, Compatible with all
  Pool/Spa automation systems
- ✓ Durable Polymer Cabinet Corrosion Proof, UV & Impact Resistant
- ✓ Tested & Proven

  AHRI Certified for performance & efficiency,

  ETL Listed to UL Standard 1995
- Impressive Warranty
  5 Year Parts & Labor Warranty
  No Prorations!



#### **Intelligent Digital Control**

- · Easy Temperature Setting
- Remote System Compatible
- Integrated Pool & Spa Thermostats



#### **Scroll Compressor**

- Utilizes R410-A Refrigerant
- Durable & Reliable
- Energy Efficient



## **Titanium Heat Exchanger**

- Corrosion & Erosion Proof
- Twisted Titanium Tube Construction
- Superior Heat Transfer



#### **Impressively Quiet & Efficient**

- Swept Wing Fan Blade for Quieter Operation
- -Polymer Cabinet, No Metallic Rattling

	ALTHI CE	RTIFIED
	BR115 XW	BR135 XW
Performance Standards h20 temp/antient sir/ relative hazaidity	BTUs / COP	BTUs / COP
80/80/80	117,000 / 6.5	135,000 / 6.0
80/80/63	109,000 / 6.1	125,000 / 5.6

All Data Rated in Accordance with AHRI Standard 1160

70.000 / 4.1

82,000 / 4.0

80/50/63

111111111111111111111111111111111111111	Warranty	
Parts	5 Years	5 Years
Labor	5 Years	5 Years
Carrier and	Specifications	A THE STATE OF THE
Breaker Size Min / Max	40/50 amp	40/50 amp
Water Flow Min / Max	20 gpm/ 70 gpm	30 gpm/ 70 gpm
Water Connection In / Out	2" Unions	2" Unions
Heat Exchanger	Titanium	Titanium
Compressor	Scroll	Scroll
Refrigerant	R410A	R410A
Cabinet	Polymer	Polymer
	Dimensions	The symbolish
Length	32"	32"
Width	32"	32"
Height	42"	45"
Weight (Approx.)	240 lbs.	250 lbs.

# SECTION C

Innotech Construction Services, LLC 1077 Innovation Ave Unit 112 North Port, FL 34289 US (941) 204-0159 Innotechconstructiongroup@gmail.com

# **Estimate**

**ADDRESS** 

Tamara Lorf Lakeside Plantation 2800 Plantation Blvd North Port, FL 33948 ESTIMATE # 1009

DATE 02/15/2021

EXPIRATION DATE 03/15/2021

# PAYMENT TERMS COD

DATE	ACTIVITY	DESCRIPTION	OTY	RATE	AMOUNT
	Sales	HVAC Repair - Fuse Disconnect Box Replacement	1	1,200.00	1,200.00
	Inclusions	Price includes demolition, clean- up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00
	HVAC Repair and/or Replacement	Power down and disconnect the wiring to the 150 AMP Fuse Disconnect Box; remove and dispose. Replace with a new comparably featured 150 AMP weatherproof Fuse Disconnect Box; 200 AMP upgrade available.	1	0.00	0.00
	Sales	200 AMP Fuse Disconnect Box upgrade	0	200.00	0.00
		TOTAL		\$1	,200.00

Accepted By

**Accepted Date** 

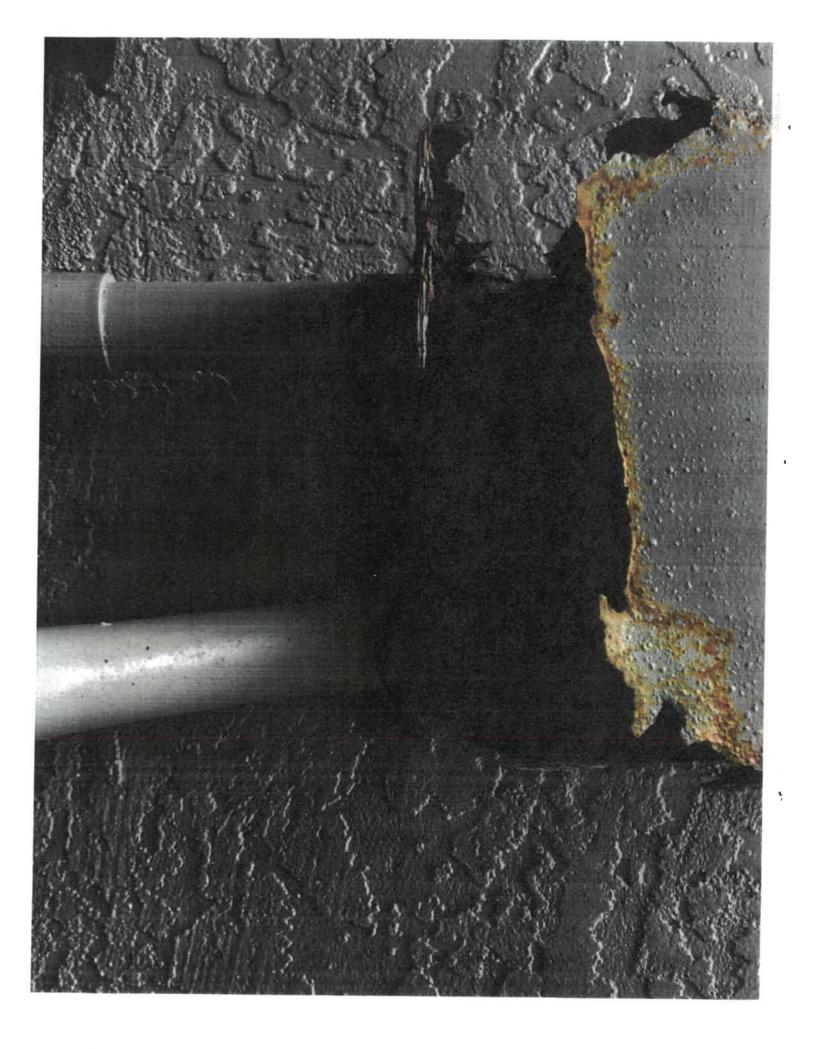


# CUSTOMER INVOICE

LIC ≠ EC 1300864 1075 Innovation Ave. Unit 11 North Port, FL 3428

941.373.5658 SgtElect.com

HOME OWNER INFORMATION	Date 2 1151 2	Technician Al			
	Phone 94/4/23-55				
	Cary Aboth Po				
DEVICES					
				WAS THE YES	WORK DON
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in us LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 wall dimme		\$49.00 x Qty	=\$		
smoke detector, as fan remote kit, as t-stet, usb combo outlet, range/dryer ou	let, photo eye	\$99.00 x Qty	_=\$	- 0	
LEVEL 3 DEVICE = 1000 watt dimmer, Fen remote kit, 800w iv dimmer, 110v carbon amoke detecto photo eye Diff 2	r/specialty smoke detector	\$158.00 x Qty	=\$		
LEVEL 4 DEVICE = 60amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor		\$210.00 x Qty	_=\$		
ASSESMENTS					
PANEL INSPECTION		\$00.00 v.Ob.			
HOME INSPECTION (up to 2800 sq ft)		\$99.00 x Qty			
SINGLE CIRCUT ANALYSIS		\$210.00 x Qty \$210.00 x Qty			
MULTIPLE CIRCUT ANALYSIS		\$319.00 x Qty			
WHOLE HOUSE SURGE PROTECTOR		\$423.00 x Qty			
WIRING/BOXES					
LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground ly cct	per 5', u.c. wiring per section	\$99.00 x Qty	-2-	П	
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'		\$158.00 x Qty			
LEVEL 3 WIRING/BOX = Large junction box, 30-100emp underground cct per 5', speaker, tv, or phone	wiring, 110v indoor outlet B2B	\$210.00 x Qty			
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet		\$269.00 x Qty			
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'		\$319.00 x Qty	=\$		
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cot		\$497.90 x Qty		A PROPERTY OF	
LEVEL 7 WIRING/BOX = 15-30 amp dedicated ccl-diff 2, 40-50 amp 240v dedicated cct LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect		\$679.00 x Qty			
		\$989.00 x Qty	. = \$		
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# SECTION D

# This item will be provided under separate cover

# SECTION E



# CUSTOMER INVOICE

LIC#EC1300043 1075 Innovation Ave., Unit 111 North Port, FL 34289 941,373,5658 SgtElect.com

HOME OWNER INFORMATION	Date 1012/120	Technician A	lex 3 Ma	100
Namo Lakeside Plantation	Phone 94/-423-550	OF cont		Sec. Sec.
Address 2200 Plantation Blud	on Alerth Per		z <sub>0</sub> 34	289
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LEVEL 3 DEVICE × 1000 walt dimmer, Fem remote till, 600 w tv dienmer, \$10v cerben amoke data photo eva 0.64 2		\$150.00 x (3b/		0 0
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ASSESMENTS				
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HOME INSPECTION (up to 2800 eq fi)		\$210.00 x Qty		
SINGLE CIRCUT ANALYSIS		\$210.00 x Qty		
MULTIPLE CIRCUT ANALYSIS WHOLE HOUSE SURGE PROTECTOR		1319.66 K Qty		
MUNICE HOUSE SOUGE NIGHT (SECTOR	•	5423.00 x Qty		
WIRING/BOXES				
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LEVEL 2 WIRING BOX = Fan Brato Box, Unious junction box. 15-25 implumber yound bot per 5 LEVEL 3 WIRING BOX = Logge   andor, box, 30-10 lang amorgound out per 5, specials to or pro-		\$150.00 x Qly		0 0
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LEVEL 6 WIRNIG BOX			=\$	
LEVEL 8 WIRNOSOX = 15-00 cmp and and and		\$407.00 x City		0 0
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NOTES Estimate to insta	11 10	TOTAL	\$	
post lights.				
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		PAID TODAY	\$	
		BALANCE	\$	7
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Authorization				
All work has been performed to my settlebotion			All permits er 3 year warranty i	të non-refundable, të natta pod lebor



	TOTAL
	NOTES
Supply & install Post lights will be Post lights are d; Post heads will be lights will be Re-use existing 3 year parts	e very close to match existing

## Innotech Construction Services, LLC

1077 Innovation Ave Unit 112 North Port, FL 34289 US (941) 204-0159 Innotechconstructiongroup@gmail.com

# **Estimate**

## **ADDRESS**

Tamara Lorf Lakeside Plantation 2800 Plantation Blvd North Port, FL 33948 ESTIMATE # 1038

DATE 03/02/2021

EXPIRATION DATE 04/02/2021

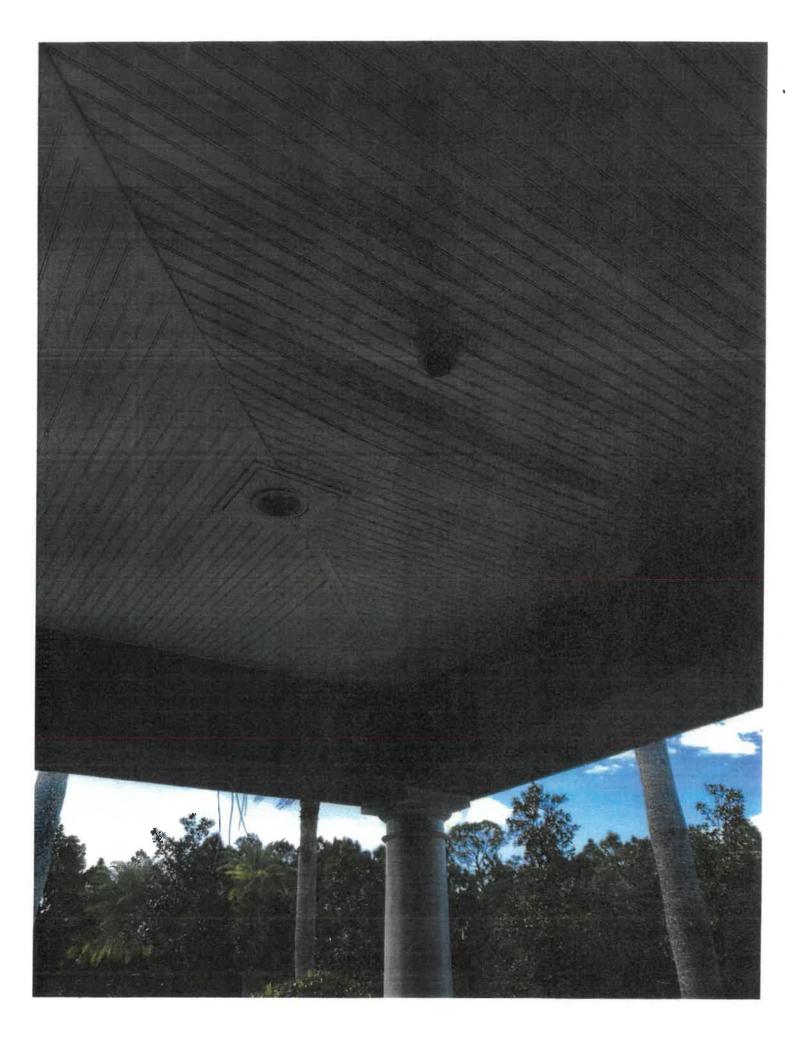
# **PAYMENT TERMS**

COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Lamp Post Upgrade, Repair, and Maintenance	1	1,375.00	1,375.00
	Lighting Repair & Maintenance	Inspect and test 13 backyard Lamp Posts, identifying any fixtures that will require the lens or light fixture to be replaced.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace bulbs in 13 backyard Lamp Posts; upgrade from incandescent bulbs to LED bulbs.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace the lens cover and/or the light fixture housing as needed; based on visual inspection and functionality report of each post.	1	0.00	0.00
	Lighting Repair & Maintenance	Repaint, adjust, and straighten, each Lamp Post. Reinforce poles with an inner tube of PVC piping where extra stability is necessary and secure all posts with an underground cement base.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace 2 burned out Candelabra bulbs at the Clubhouse; side mounted on backside of building.	1	0.00	0.00
	Lighting Repair & Maintenance	Replace 2 burned out bulbs located on the boulevard.	1	0.00	0.00
	Inclusions	Price includes demolition, clean- up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00

Accepted By

Accepted Date



# **SECTION VII**

# **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, February 17, 2021 at 5:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

# Present and constituting a quorum were:

Joe Szewczyk	Chairman
Pina Chichelli	Vice Chair

Alan (Bud) Sabol Assistant Secretary
Bill Roumy Assistant Secretary
Bonnie Benjamin Assistant Secretary

## Also present were:

Tricia Adams	District Manager
Sarah Sandy (by phone)	District Counsel
Brent Burford (by phone)	District Engineer
Soott Smith	37 4

Scott Smith Vesta
Tamara Lorf Vesta
Roy Deary Vesta

Residents

#### FIRST ORDER OF BUSINESS

#### Roll Call

Ms. Adams called the meeting to order at 5:00 p.m. and called the roll. All Supervisors were present. The pledge of allegiance was recited.

#### 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)

Ms. Adams: This is an opportunity for any members of the public to make a statement to the Board of Supervisors. If you have any items that you want to address with the Board, now is the appropriate time. Please state your name and address for the record and limit your comments to three minutes. Are there any members of the public that would like to make a comment? Is

there anyone on the conference line calling in as a member of the public who would like to make a comment? Hearing none,

#### THIRD ORDER OF BUSINESS

# **District Engineer's Report**

Ms. Adams: I believe Brent is on the telephone.

Mr. Burford: I just have a couple of items. First, there was a contract with Cross Creek Environmental for lake bank repairs. Last week, they put us on the schedule for the Phase 2 repairs. I spoke to Tricia to make sure we still had everything in order. It includes contractor time for Phases 1 and 2. So, everything should be in line. While they are out there, I have a couple of areas in Phase 1 that I'm going to have him look at as well. The other item I had is I spoke to the Amenity Manager regarding the tennis court lighting and drainage. It seems like she has everything under control. She is obtaining some proposals for the drainage. I'll be glad to review anything. As far as the tennis court lighting, I am happy to do everything I can to provide assistance. That's all I have at this time.

Ms. Adams: Brent, do you want to give the Board an update on the status of the investigation on that drainage swale north of Magnolia?

Mr. Burford: Yes. The attorney called me today to go over some of the HOA and CDD documentation of Magnolia Circle. It appears that the CDD is responsible to maintain all of the drainage within that area. There are three large Oak trees on the back lot and the root system is encroaching into the drainage swale. We are going to see if they can trim the roots on that side of the tree, leaving the positive drainage we need at the bottom of the swale. I am going to contact Cross Creek Environmental. We are also looking at hiring a tree service that the District used in the past that may be interested.

Ms. Adams: Are there any questions for Brent?

Mr. Szewczyk: Not necessarily a question, but I guess we could reach out to Blooming's.

Mr. Sabol: I don't know if this pertains to Brent or not, but we have someone in the audience who had a problem with brush growing into the backyard. I don't know if that pertains to us, but that's coming out of the refuge area or in the Villas. That's their problem.

Ms. Adams: If you are asking about the resident who made a public comment last month, the Amenity Manager, Tamara, did follow up on that issue and then subsequently conferred with Supervisor Chichelli. There is some vegetation that is rooted on District property. The

homeowner now understands that if there is any vegetation that's encroaching onto his property, he has the ability to go from his property line straight up to trim. This is a natural area that is not designated for a lot of landscaping and a lot of pruning and maintenance activities. It is a natural buffer area.

Mr. Sabol: Brent, could you reach out to Stewart Tennis? I don't know if you received any response or not.

Ms. Lorf: I spoke with Stewart Tennis. I actually have a different contact now because I think they are having issues with Matt. Tim, sent something in and I have been texting him back and forth to let him know that the job has not been completed yet. He promised to complete it soon. So, I had, not just verbal talks with him, but have been emailing and texting, so I have something documented every time I speak with them.

Mr. Sabol: That's all I had.

Mr. Burford: One thing that I wanted to say in regard to that, is the gate is on the pool side of the tennis court area and I'm surprised that the gate is still standing. There is a possibility that gate can come loose, fall and hit someone. I thought about making an adjustment, but I didn't want to do anything that would affect the warranty, which is understandable. Those hinges shifted about a half inch the last time I looked at them to a 1-inch hinge. So, you have a safety concern there. I think it may be something that the CDD needs to handle. It is easy to fix.

Ms. Lorf: Brent, I took pictures and recognized that it certainly scratched the cement. Until Stewart Tennis gets out here, Dennis and John our maintenance guy fixed those hinges because we were concerned about it. I let Stewart Tennis know that this is an immediate need and I don't want this falling on somebody and hurting them, because we will be liable for it. So, I have been putting pressure on this. At this time, until we get out there, that part has been fixed. They still need to come out and take care of it again to make sure it is done right.

Mr. Sabol: Okay. Where are we with the tennis court project? Are we doing anything with that? Was anything proposed as far as putting pipe in or collecting bids?

Mr. Burford: We reached out to the contractor to get them to come out and take care of that drainage. It is all in the catch basin. I would like to review whatever proposal she gets.

Ms. Adams: Brent, you would be the one who would be reviewing the proposal and the scope.

Mr. Sabol: That's all I have.

Mr. Roumy: I have a question for Brent. You fixed the lighting on tennis Courts 1 and 2? Do you have a report on Courts 3 and 4 on why they are not lit up?

Ms. Lorf: The lights are working on Courts 3 and 4. The problem is with Courts 1 and 2. When the vendor came out to repair the ballast or capacitor, it turned out to be a wiring issue, which might have something to do with the drainage problems, so it is a much bigger problem than we originally thought. We didn't want this, so we are getting quotes to fix those issues. I think the drainage and the wiring may be one large project.

Mr. Szewczyk: The immediate plan was to get the lights working. Then there was going to be a Step 2 regarding checking them out structurally. So, is what you are talking about going to be combined into a structural look?

Ms. Adams: It's undergoing further diagnostics on the integrity of the light posts, fixtures and electrical supply. While Brent is on the line, I just want to mention that drainage swale correction at Magnolia, Brent mentioned that there was a twofold issue. One was the Oak tree that was planted on private property where roots were encroaching into the drainage swale. He is also developing a scope to correct the drainage. The reason he mentioned Cross Creek Environmental is because it will require some minor grading and restoration to bring it back to the engineering design for that area as well as sod restoration. So, we may be working with multiple vendors to fully resolve that situation. Does anyone else have any questions for Brent? Thank you for attending.

Mr. Burford: Thank you.

Mr. Burford left the meeting.

#### FOURTH ORDER OF BUSINESS

## **Unfinished Business**

Ms. Adams: We didn't have any items listed.

#### FIFTH ORDER OF BUSINESS

## **New Business Items**

#### A. Discussion of COVID-19 Protocols

Ms. Adams: This item is added to the agenda each month in the event that the Board has any feedback or input regarding making a change to the current operating procedures for the amenities. Since last month's meeting, the Amenity Manager verified the CDC Guidelines as well as the Florida Department of Health Guidelines for hot tub operations. She found no impediment to opening the hot tub with operating guidelines. As a notable issue, we have a

heater issue for the hot tub, which is impeding resident's ability to enjoy it right now, but we will address that separately. The other item that has changed since last month is that the Board approved the set-up of the coffee service as well as some increased sanitization procedures for the water out at the tennis courts. Are there any other changes, Tamara, that you want to note?

Ms. Lorf: On the sanitation? There is sanitation there, with further cleaning of handles and things like that, in the morning and at night. Signs are posted.

Ms. Adams: Is there any Board discussion on the current COVID-19 situation regarding the amenities operations?

Mr. Szewczyk: My only comment is once the spa is operating, are we going to move forward with opening with restrictions?

Ms. Adams: Yes. The direction at last month's meeting was if there is no impediment as far as the CDC or Department of Health (DOH) Guidelines relating to COVID-19, we would go ahead and open the spa. The Board directed staff to implement procedures that would follow the guidelines to the best extent possible regarding the regular protocols for social distancing.

Mr. Szewczyk: Okay. So, we can talk about why it's not working later?

Ms. Adams: Yes. We will be asking the Board to consider some proposals for repairing the spa heater later in the meeting.

# B. Consideration of Proposal to Repair and Install Restroom Partitions

Ms. Adams: As Board Members may recall, Mr. Ed Handy was selected to install some partitions that were purchased directly from the manufacturer. His work was unsatisfactory. He was notified that his work was unsatisfactory and ultimately did not complete the job; therefore, he has not received nor petitioned for final payment. You have the partitions onsite; however, they need to be properly installed. So, the Amenity Manager has been researching warranty information from the manufacturer as well as opportunities for a qualified vendor to properly install the partitions and remediate any of the damages such as excess holes or other challenges that have come about as a result of Mr. Handy not doing satisfactory work. So included in your agenda package, under Tab B, is a proposal for repair and installation of the restroom partitions. Tamara met with the vendor and has information regarding their qualifications, references and other nearby projects that they successfully completed. If the Board would like that information, I have it. Otherwise, I will let Tamara walk the Board through the proposal and answer any

questions. Just for the Board's information, a representative from Innotech Construction Group (Innotech) was onsite this afternoon to review the scope of the project. I believe he is here in the audience if Board Members have any questions.

Ms. Lorf: You have the quote in front of you. Innotech came to look at the project and said that they can use the partitions that we have so we are not buying new hardware. Innotech was chosen because of their references. I wasn't able to find another vendor that does this type of scope because it not just the partitions. The painting wasn't completed. There was some damage done to some we had in there already. This is kind of a one stop vendor because they can repair all of the things that weren't done. He offered to put trim around the mirrors if we move forward with them. Did you want to know about their references? What can I answer for you guys? They have done quite a bit of research for us.

Mr. Szewczyk: I don't believe replacing the existing toilets with new toilets was part of the original scope of work so why are we adding it?

Ms. Lorf: It is just one toilet. When Mr. Handy was here, he broke one of them. So, we have a new toilet. This company can install it and make sure that it is set properly and follows ADA Guidelines as well.

Mr. Szewczyk: So, this proposal will be to finish the job that Mr. Handy was supposed to do.

Ms. Lorf: Right.

Mr. Szewczyk: Just as an aside, are we going after Ed Handy for anything?

Ms. Adams: That's up to the Board. Sarah is on the line this afternoon representing this District as legal counsel. If you want to pursue damages or collections, I will defer to Sarah.

Mr. Szewczyk: Sarah, is it worth going after them?

Ms. Sandy: Tricia, do you recall paying a deposit? I believe overall this contract was well over \$2,000.

Mr. Sabol: I think the contract was \$2,800 and we gave him \$1,400.

Ms. Adams: Yes. The Board paid Mr. Handy \$2,800 in August. It looks like he may have been hired for some additional work back in July regarding sinks. Then ultimately this project was added. So, for this particular project, I believe he received \$2,800. He received other monies for the sink and other projects that were not related, in particular, to the partition installation. I

actually misspoke, on December 1st, he received a 50% deposit or \$1,400 for the installation of the partitions.

Ms. Sandy: Yes, \$1,400. We could send him a letter asking for the payment to be returned. However, in terms of pursuing litigation, I don't think it would be worth the \$1,400 expense.

Mr. Szewczyk: I've seen this so many times. What if Ed didn't pay the supplier for whatever reason? Could that supplier put a lien against us? They could if it is possible that Ed did not fully pay for the material?

Ms. Sandy: The District directly purchased the materials and it cannot leave District property.

Mr. Szewczyk: So, you are saying that it's not worth our time or expense to go after him for the \$1,400.

Ms. Sandy: It would cost more to recover the \$1,400. We can send a letter that he returns this payment, but in terms of what happens after that, if he did not return the payment, I don't think it would be worth the expense to pursue it.

Mr. Szewczyk: Okay. That's all I have.

Mr. Sabol: That is the only quote we have, right?

Ms. Lorf: Yes. I talked to vendors around the area, but they did not submit a quote.

Mr. Sabol: This situation has been over our head for three to four months, so I would approve the proposal.

Ms. Chichelli: So, the difference would be \$950 to complete the work. Right?

Ms. Lorf: From what was still owed? Yes.

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the proposal from Innotech Construction Group for the bathroom repairs and partition installation in the amount of \$2,350 was approved.

# C. Consideration of Proposal for Resident Amenities & Lifestyle Website, Mobile App & Directory

Ms. Adams: This is a result of Board discussion that occurred last month. Mr. Roy Deary from Vesta is here to present a proposal to the Board. Good afternoon, Roy.

Mr. Deary: Thank you. Good evening, everyone. We did try to provide you with a good amount of information. For the sake of time, I will just give you a brief overview. At last month's meeting, you did not specifically mention a website or mobile App. To some extent, all three communication channels can be viewed as interrelated, but they all stand on their own. We are not trying to nudge you in a direction and provided you with a good amount of information about a Resident Directory, because that was part of what you indicated last month wanting to hear more about. We gave you pricing on all three platforms. We think a Resident Directory is relatively affordable and cost effective. The design is fairly simply and user friendly. We are using it in Palm Coast, as I mentioned last month, at Grand Haven. They are much larger than yours. They are very happy with it. For the sake of time, I'm mostly here to answer any questions you have. A couple of colleagues on our team, Kevin and Serena, put this together, so I may defer a couple of questions to them. I would be happy to answer as many questions as possible if you have any.

Mr. Sabol: You said it was affordable. How much?

Mr. Deary: \$695 for the design and implementation of a Resident Directory and \$425 every 12 months including that first year for maintenance and support. So, it is \$1,120 for the first year including the maintenance. Then after that, it is just \$425 per year. In the middle of a fiscal year, especially the last month, I believe your Chairman addressed questions or concerns about your budget and expenses. I'm not trying to suggest that you spend money you don't have or didn't budget for. Obviously, you could defer this in the future, but we do see a benefit in helping to connect the residents, especially with COVID and challenges with people getting together. This is a pretty safe, effective and easy way to do that.

Mr. Szewczyk: I just have a couple of comments. I know that we have been asking for a Residents Directory for some time. Doing it this way, it looks like we have to solicit information from a resident. It's a lot better than just a name, address and phone number.

Mr. Deary: Yes. They can post photos and comments. It could probably function like a social media platform that people are familiar with. Obviously, it's geared towards your residents. They are not automatically involved. They have to enroll themselves.

Mr. Szewczyk: That was going to be my next comment. Only those that enrolled would have access to it.

Mr. Deary: And would have their information in there.

Mr. Szewczyk: Okay.

Mr. Deary: So, it works both ways. If they don't enroll, their information is not in there.

Mr. Szewczyk: I like the idea of having a Resident Directory if you are going to use it. The idea of a mobile App and a website, are good ideas, but we are just not in the position revenue wise to do that right now. It doesn't seem like we are offering enough amenities to make this worthwhile as opposed to the community.

Mr. Deary: Are you speaking about the other platforms, not the Resident Directory?

Mr. Szewczyk: Correct.

Mr. Deary: I think it's a combination in my experience and probably Scott's, when you talk about big enough, it's not just your facilities, but it's people's experiences. It is people using the facilities. It's drawing people together. I think the Resident Directory is a good start, but ultimately, it's up to our team to use whatever resources we have to pull people in and can help make this community feel like a community. COVID creates challenges. We don't have to have a website to do that. Down the road, you could decide what else we can do to possibly bring the community together and we could come back to that issue.

Mr. Szewczyk: From my perspective, that's the route I would like to see us go in. This Resident Directory is long overdue. I don't think we are ready for the next two steps. So, I would like to see us move forward with the Residents Directory.

Mr. Deary: We think it's very secure and we did not have any security issues in that other community. I think we take security very seriously and we wouldn't want people's information jeopardized, at any level. If there is a concern, we will absolutely bring it back to the Board or if anybody in the community became aware of an issue that we weren't aware of, we would want to bring to your attention how we are resolving it. We are not going to turn a blind eye to any security issues. I can assure you of that.

Mr. Roumy: There were occasions where hackers got into the system.

Mr. Deary: Our company was the victim of ransomware a few years ago. It was costly, even though we have insurance for it. So, we take security protocols very seriously. We lived through it. Our information was held hostage under that situation and had to pay somebody to release it.

Mr. Szewczyk: Does anyone have any other comments or discussion?

Ms. Chichelli: Yes. Do we have 700 some odd people in the Resident Directory?

Ms. Lorf: Right now, with email blasts, we have 550 residents or almost two-thirds of the entire community. With the contact list we currently have for emails, and when people come in with passes, we update them.

Ms. Chichelli: So, let's say that 10% of residents are going to be able to get access because not everybody is good with the computer. In the Villas, we have something similar and we don't see 100% of the people on the website. It is easy to get in, in my opinion.

Mr. Deary: I don't think anybody would anticipate 100% participation. Those that have an interest are going to do it and those that don't aren't. I don't think we have any desire to twist people's arms or guilt people into doing it. For the people that choose to do it, whether it is 100 people or 75, I think they will enjoy it. If it wasn't clear in the information, we gave to you, there is a feature where a neighborhood or sub-association could indicate that they belong to a particular neighborhood and they may feel that they can talk about issues related to that particular neighborhood, but the rest of the community doesn't care. That would be a convenient way of doing that.

Mr. Sabol: We wouldn't be compelled to include a photo?

Mr. Deary: You don't have to do much of anything other than to fill out basic information.

Mr. Sabol: Okay.

Mr. Szewczyk: I think it might be a positive thing, especially for snowbirds. When they are not here, they could access someone remotely if they need someone to check on their house. So, I think that would be a positive thing.

Ms. Benjamin: Is any resident's participation in the Resident Directory going to hinder their ability to use the amenities in any way?

Mr. Deary: To me it's just an added value feature.

Ms. Benjamin: The only reason we talked about doing this last time was so we would have a better idea of who was bringing guests and who actually is a resident when they are using the tennis court.

Mr. Deary: I don't think we envisioned a functionality to address that need. I think that is a separate issue that involves your policies, staff and other systems that you want to think about putting in place, but because this is virtual, I had a hard time conceiving this in my mind, unless Scott or anyone else in the room can elaborate.

Ms. Adams: Mr. Chairman, it looks to me like the interactive commenting is not part of the Resident Directory, but instead it is part of the mobile App. Am I reading this correctly?

Mr. Deary: When I look at the Resident Directory handout, which is after the overview of the three platforms, we have a sample screenshot showing a button labeled, "Comments." It's the one with the picture of the ocean on it. There is a toolbar near the bottom that has a button labeled, "Post." The button next to it is labeled, "Comments." That's what I meant in terms of a somewhat interactive dialogue going on. Does that help answer your question, Tricia?

Ms. Adams: Yes. I would say from a District management perspective, if the Board wants to implement a Resident Directory, I urge you to implement it without the ability for residents to make comments. That could be added at a later time, but it's very hard to unwind these features once they move in a direction that does not benefit the District in terms of resident wellbeing and perspective about their community. I would like to hear Sarah's input regarding any legal issues and ADA compliance. I know for online platforms, this has been something that Districts have been grappling with for the past several years.

Ms. Sandy: Yes. Those would be public records. We just need to be cognizant and mindful in terms of people who would otherwise submit paperwork to the District. The third item is what is required for ADA.

\*Due to background noise, Ms. Sandy's full comments could not be transcribed.

Ms. Adams: I think the Resident Directory might function like a website and an application. It appears that the Resident Directory is a web-based platform, but it can also function like an App that people can access from their mobile phone.

Mr. Deary: Correct.

Ms. Sandy: Yes. Either way, it would need to meet ADA requirements.

Mr. Deary: We did include an accessibility statement in the overview and we are trying to adhere to those guidelines. I can verify all of that, Sarah, to make sure that we are compliant with the Resident Directory itself, but we have been very mindful of that as we have been developing this over the last couple of months.

Mr. Szewczyk: Is there any other discussion?

Ms. Adams: If not, we need a motion to approve the proposal from Vesta to provide a Resident Directory subject to staff verification.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with Mr. Sabol, Mr. Szewczyk and Mr. Roumy in favor and Ms. Benjamin and Ms. Chichelli dissenting, approving the proposal from Vesta to provide a Resident Directory subject to staff verification was approved. (Motion Passed 3-2)

#### • Consideration of Resolution 2021-02, Electing Assistant Secretary

Ms. Adams: Earlier, I distributed a revised agenda that includes the consideration of Resolution 2021-02, providing for the removal and appointment of Treasurer and Assistant Treasurer. One of our accounting members resigned due to health issues. He was the one who was appointed Treasurer for this Board. So, we are asking the Board to consider another GMS employee, Ms. Jill Burns as Treasurer and Ms. Katie Costa who is the District Accountant as Assistant Treasurer so that accounts payable could be processed. So, we would be seeking a motion to approve Resolution 2021-02. Of course, I'm happy to answer any questions the Board may have.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor electing Ms. Jill Burns as Treasurer and Ms. Katie Costa as Assistant Treasurer as evidenced by Resolution 2021-02 was approved.

#### SIXTH ORDER OF BUSINESS

#### **Business Administration**

#### A. Approval of Minutes of January 20, 2021 Meeting

Ms. Adams: Included in your agenda package is a draft of the January 20, 2021 meeting minutes. It is subject to your approval before it is posted on the website as approved minutes. Are there any edits?

Mr. Sabol: I made some comments at the beginning of the last meeting that I have been here 17 or 18 years. That is not true. I have only been on the Board for 7 years and in the community for 11 years. Also, I made some references to Joe being here for 7, 8 or 9 years. He has probably been here longer. I don't know if he wants to correct that or not.

Ms. Adams: So, we will change 17 to 7.

Mr. Sabol: Yes. I have been in the community for 11 years and this is my seventh year on the Board.

Ms. Adams: We will make that correction. Are there any other corrections?

Mr. Szewczyk: On Page 14, "coffee cups" should be "coffee klatch."

Ms. Adams: We will make that correction.

Ms. Chichelli: On Page 29, I said, "Some people see the grass tall and they think that it is okay to cut it."

Ms. Adams: We will make that correction.

Ms. Benjamin: On Page 27, the minutes reflect, "I shared the resident's number with other people." That's not what I said. Unfortunately, I don't remember what I said.

Ms. Adams: We can review the recording.

Ms. Benjamin: I wasn't on the mike, so it might have just come out jumbled.

Ms. Adams: We will review the recording and verify what was said and make sense of that.

Ms. Benjamin: Okay. Sounds good.

Ms. Adams: Are there any other corrections? Hearing none,

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Minutes of the January 20, 2021 Meeting were approved as amended.

#### B. Approval of Check Register

Ms. Adams: Included in your agenda package under Tab B is your current Check Register for January 1 to January 31, 2021, in the total amount of \$42,112.34. The detail for the Check Register was included in the agenda package as well as copies of the invoices processed. Are there any questions?

Ms. Benjamin: I have a question about why we are paying for gas.

Ms. Adams: We will need to verify what the propane is used for. It is likely used for the heater.

Mr. Szewczyk: It is a minimum monthly payment.

Ms. Benjamin: Okay.

Mr. Szewczyk: I believe it is the minimum monthly payment to have access to the gas.

Ms. Benjamin: Thanks Joe.

Mr. Roumy: Frontier is \$457 per month, which seems high.

Mr. Szewczyk: Thank you for bringing that up, Bill. Are we getting the best deal? Is there someone in your office that oversees what other communities pay?

Ms. Adams: Accounts payable staff monitors the bills. They are also reviewed by District Staff before they are approved. Is the Frontier bill for your internet services?

Mr. Szewczyk: I'm assuming it's internet and TV.

Mr. Roumy: \$457 is excessive.

Mr. Szewczyk: I think it is, but I just don't know commercially whether there are better deals out there.

Ms. Adams: It looks like right now this is for four video streams. Are Board Members interested in reducing the level of service?

Mr. Szewczyk: Who is even using the video streams? I don't know.

Ms. Adams: Would you like for staff to investigate the current usage, what is covered with this and look for competitive opportunities that are apples-to-apples? Staff can come back if they have any recommendations for perhaps digital services that are not utilized by residents.

Mr. Szewczyk: I think we are to the point, just like we did last month and the month before with SOLitude for the lake work. It's time that we take a look at this and say, "Okay, what is being used, what is not being used and is there a better deal out here?" I agree with Bill. That is excessive and we can probably cut things that we aren't using or find somebody that gives us the same services for less.

Ms. Adams: Mr. Chairman, would you say that you are giving Board direction for staff to investigate what is covered and come back with recommendations for what services may be able to be cut as well as any competitive service providers?

Mr. Szewczyk: Yes.

Ms. Adams: Happy to do that.

Mr. Roumy: I have another question on the invoices. There is a bill with Florida, Power & Light (FPL) for the Clubhouse lighting in the amount of \$802 and \$570 for the fountain. That is per month, I assume.

Ms. Adams: Yes. This is a monthly invoice.

Mr. Roumy: I understand. Is there any way that you can split it, where they can tell you what the pool and tennis courts are running?

Ms. Adams: These are based on their meter readings. If you wanted a separate meter, likely there would be a cost to have the utility company install one, but we can investigate that.

Mr. Roumy: Also, for North Port Utilities, the water for the Clubhouse is \$144, the fountain is \$33 and all of a sudden, the tennis court and the pool are \$436. I understand that the tennis courts are on reclaimed water, so why do we have to pay for it?

Ms. Adams: Typically, with city utilities, there is a differential for reclaimed water, but there is still a charge. The utility is not provided at no cost, even if it is reclaimed water, typically.

Mr. Roumy: Is there a way to know how much water the tennis court is using?

Ms. Adams: They are not metered separately.

Mr. Szewczyk: It might not be a bad idea. We have three North Port Utilities bills here and it would be a good idea to know exactly what is covered by what bill.

Ms. Adams: Okay.

Mr. Szewczyk: Then we can take a look at it. The only differentiation I see is 1944 Lake, 1945 Lake and 1946 Lake. Maybe we can find out what each of these does.

Ms. Adams: Each one has an independent account number and areas of coverage.

Mr. Szewczyk: We don't know that it does. So, if we can find that out, I think that would be a good step in the right direction as far as where our water is going.

Ms. Adams: Are there any other questions about the Check Register?

Mr. Szewczyk: No.

Ms. Adams: If not, we would be seeking a motion to approve the Check Register through January 31st in the amount of \$42,112.34.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with all in favor the January Check Register was approved.

#### C. Balance Sheet and Income Statement

Ms. Adams: The unaudited financials are under Tab C for the period ending January 31, 2021. This item was provided for informational purposes. No action is required by the Board. In terms of your budget through January 31<sup>st</sup>, your actual spending is below your prorated budget by \$13,000 in your Field Operations and \$11,900 in your Admin expenses for the year. Your Clubhouse expenses are also running under budget at this point, so overall you are running under

budget in your expenses. Again, no action is required by the Board, but if anyone has any questions, we are happy to answer those.

Mr. Szewczyk: No.

#### SEVENTH ORDER OF BUSINESS

#### **General Audience Comments**

Ms. Adams: We have another opportunity for general audience comments. Do any members of the audience have any comments to discuss items on the agenda that you would like to bring to the Board's attention? Hearing none,

#### EIGHTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. District Counsel

Ms. Adams: Sarah?

Ms. Sandy: Are there any questions for me?

Mr. Szewczyk: No questions.

Ms. Adams: Thank you, Sarah.

#### B. District Manager

#### i. Action Items List

Ms. Adams: This was included in your agenda package under Tab B. Most of these items have either been covered by your District Engineer or will be covered under the Amenity Manager's Report. Several items are still in process that were not ready to be presented to the Board today. The amenity management team is researching nearby tennis membership programs and determining the costs that are being charged. We are also working on the tennis policies that were presented by a resident last month and integrating those into the District's amenity policies. Those are all being worked on, reviewed by staff and will be presented at a future meeting for Board consideration. Are there any questions regarding anything on the Action Items List? Otherwise, I'm going to defer to the Amenity Manager who has a report as well as additional information about the spa heater.

Ms. Chichelli: I have a question on the lamp post lights and fountain that are not working.

Ms. Adams: Those are under the Amenity Manager's Report.

#### C. Amenities Manager – Monthly Report

Ms. Lorf: The garage sale was a success. There was a big turnout, due to a post on Facebook Marketplace. Moving forward, if residents decide to have another one, we will advertise the same way. Tennis memberships keep growing. The red passes are working and staff is making sure that only residents are playing. We take a Resident Directory and ask for the players' names. Also, the members have been really good about bringing their guests and making sure that they pay their fees.

Mr. Roumy: You are doing a great job.

Ms. Lorf: Thank you. I appreciate that. The coffee bar has been nice. After members play tennis, they like to come and get a cup of coffee. They sit outside to drink it. They feel like they are able to use the facilities again. Staff is preparing the February newsletter and calendar and will continue to do that. We are going to do a bigger post through emails. You can see the different food trucks and things that are coming. We have some suggestions that we would like to ask the Board for approval, which I will get into later. Danny's food truck showed up. He was early. First, I thought he was cancelling on me. That was my mistake. He came earlier that day. I did send another email out. There was a good turnout. Everyone really liked it. We had residents email us and ask for other food trucks. Jamie is taking care of that right now and reached out to others. Under facility updates, on the tennis court lighting, the original quote from Ritzman Courts was to fix the few lights that were out on Courts 1 and 2. They were here for eight hours, but could not get Courts 1 and 2 lit. I didn't want them to just leave and not have lights working, which is why we got Courts 3 and 4 working. It was already approved to get so many light bulbs and they were ready to do that. It was more than just light bulbs, ballasts and capacitors. It's going to be electrical wiring. We have a power analysis going on next week to indicate where the failure is. Hopefully, moving forward, I will have something to report at a future meeting. We spoke about the tennis court fence earlier. I keep getting on them every week, texting and emailing them. We fixed the gate, but they still need to replace the cable wire on the tennis courts and some caps at the front gate. We are still getting quotes on the post lights. I have two quotes right now and are working on a third quote for the post lights in the back. We already discussed the restroom partitions. Does anyone have further questions? The Board approved moving forward. If there are questions, the vendor is here to answer them.

Mr. Szewczyk: Just one quick question. How long do you think it's going to take to finish this up?

Innotech Representative: Approximately two to three days.

Ms. Lorf: The bocce ball courts were evaluated by Innotech. We will have a quote for that shortly. The one you are replacing, they suggested a bocce foam to help players in making shots. So, we will get a quote for that.

Mr. Szewczyk: I played there and there is no bounce off of the sides and I don't know if that is just standard. How standard are the side walls? I don't know.

Ms. Lorf: Innotech said the side walls are good because they will hold up to the weather here in Florida. The difference with the courts here versus some other bocce ball courts is ours are cemented on the bottom and do not have sand. Typically, they have sand underneath and then we have carpet beds out there, but we are looking for a different type, which may be the bocce foam.

Mr. Smith: We just replaced the bocce ball courts over at your sister community. They used to have a fire board, but it swelled and caused lots of problems, so they changed over to what you have now. The current foam pad is worn out. We would replace it with a foamy substrate under it. There are a lot of different options that you can choose from as far as levels of quality. We can take it out and go from there. If anyone wants to, go and look at the courts or speak with anybody over at the bocce ball courts.

Mr. Szewczyk: Thank you.

Ms. Lorf: One of the fountains went down on the 15<sup>th</sup> and the area was flooded. Right now, I am working on three different quotes from three different vendors to fix that. I know those have been issues in the past. We are just trying to make sure that we have the right things moving forward so we can get them up and running. I don't want to present anything to you until I have everything.

Mr. Szewczyk: Is there a way that once you get the quotes, we can find out the limits to get the work done, because I don't want to wait another four weeks. Is there a way to find out? I have no idea what it is going to cost. It's up to you or if the Board wants to appoint someone and give them the authority to move ahead. I don't want to meet again to approve one of these estimates.

Ms. Adams: Mr. Chairman, apparently there is a wide variance in the proposals that have been received so far up to \$6,000. So, if the Board would like, they could make a motion to approve a not-to-exceed amount of \$6,000, which is the worst-case scenario. The Board can defer the final selection to the Chairman of the Board so you can review the proposals with staff and make a final selection, if you wanted to do that as an interim maintenance item before your next meeting.

Mr. Szewczyk: I don't have a problem if the Board wants to give me that authority to proceed with that work.

Ms. Adams: The motion would be to approve a not-to-exceed \$6,000 for fountain repairs with the Chairman working with amenity management to make the final selection.

Mr. Roumy: Excuse me, can we think outside of the box a little? How much did we spend on these fountains since the inception? It is getting crazy every year. We spend thousands and thousands of dollars. We need to think outside of the box about something that could require no maintenance instead of just putting money into the fountains. I don't know. That's why I'm asking the Board.

Mr. Sabol: One time we were talking about doing away with them altogether, but the general consensus of the community was to go with a fountain. The people we had working on the fountain, broke one of them.

Ms. Adams: Right.

Mr. Sabol: Because they did not have good workmanship.

Ms. Lorf: They are no longer in business.

Mr. Roumy: Fourteen years ago, we had a community and today we have a different community altogether.

Mr. Sabol: I understand.

Mr. Roumy: There are now young people. Maybe the fountains are old fashioned. We have to think outside of the box, maybe do something with less maintenance, such as a nice wall with landscaping and flowers every month, so we don't have to spend all of this money.

Mr. Sabol: One of the problems is with the sump pump. It flooded and ruined everything in it, the motors, everything. That was the main problem. The water comes in and is not draining well.

Mr. Roumy: If it is not the pump, it is the lighting. If it not the lighting, it leaks. It's an ongoing problem.

Mr. Sabol: Mechanically, it is running great.

Mr. Szewczyk: I do agree with you to a point. I was the one that made a comment about turning them into big planters two years ago, but I got crucified over that comment. It was brought up at three meetings and I was only kidding. As of two years ago, there was very strong feeling to have a water feature out there, I don't think that has changed. In other communities that have water features, do they even come close to the experiences we've had here?

Ms. Adams: It seems that there have been some very bad experiences with vendors in this community. One thing that Tamara and I have been in conversation with Scott is a lot of Districts have Preventative Maintenance Agreements for their fountains. So just like you have preventative maintenance on your pool, somebody is coming in, checking the equipment, checking the water levels and checking the pH to ensure it is operating properly. Tamara has been very challenged to find qualified vendors in this area who are willing to perform that service. That is why we don't yet have information for the Board to consider. We recognize that this is a priority feature for this community. It's very important for this community and we are working on gathering information for repairs. Then moving forward, we are looking at a preventative maintenance program so that small issues can be corrected rather than having bigger issues and more expensive repairs required.

Mr. Roumy: Since inception, we had to tell homeowners we spent so much money and every month it is going to cost us so much. What do you think if we replace the whole thing with something better, newer and looks better instead of this old-fashioned fountain? As one solution, they might say, "Okay, just take it down. We don't want to spend money every month."

Mr. Sabol: Bill has a good point. I think he's correct in that the fountain has a broken motor and floods. Why can't we look into putting something in like a waterfall that doesn't include having to pump water through there? It's costing us a lot of money. Could we look into something like that?

Ms. Adams: It's up to the Board. I will say that the cost for a fountain redesign is going to be a capital expense. Staff is happy to gather that information and bring back a proposal for the Board to consider in terms of redesign. Right now, you have two fountains out there. One is working. Is the Board interested in a redesign only for the one fountain that is not working?

Mr. Szewczyk: When you say, "redesign," what do you mean?

Ms. Adams: Well, there was just discussion about rather than having a fountain, having more of a waterfall feature to circulate the water. Again, this is a policy issue that is completely up to the Board to consider.

Mr. Roumy: Mr. Chairman, do you remember years ago that they came up with the design and we had an architect that did all of the work? I don't know if it is in the file somewhere.

Mr. Szewczyk: I'm sure that we did.

Mr. Roumy: An architect came in and presented what it is going to look like.

Mr. Szewczyk: For this whole area. I think it included the front.

Mr. Roumy: Yes.

Mr. Szewczyk: Maybe the first step is to find a qualified vendor that would do the preventative maintenance and see what that is going to cost us on an ongoing basis, because we are stuck with repairs or a rebuild and are talking about a capital expense. Maybe we can come back at the next meeting or two with having them needing to be fixed, but going forward, if this person says that they are going to be able to stay on top of this, it will prevent any of these major issues from coming up. Then if the Board doesn't like what they hear, step two is to put something out to the community. Like Bill said, it has cost us this much over five years. I would call this step two, which is averaging "x" amount of dollars per year to do this. Do we do away with the water feature or do we redesign the front into not so much needing pumps and things like that and coming up with a new water feature? I think we need one. We are called, "Lakeside Plantation" and need a water feature.

Ms. Adams: I will mention, Board Members, for your consideration, it is important to realize that any water feature is going to require mechanical components. They may not be as extensive as what is out there for the fountain, but there will be mechanical components. So that's something to consider.

Mr. Szewczyk: We can also take a look at the Reserve Study and see when that is due to be imploded because I know that we had some issues coming up for this next fiscal year. Maybe we just add to it. Does that sound like a decent plan, seeing what it is going to cost us for a Preventative Maintenance Program? If we don't like that, we would put it out to the community to see what the residents say? Let's face it, that is one of the most picturesque places in the city.

There are people constantly out there taking pictures of our fountains and I would like for that to continue. It's beautiful when everything is working right.

Ms. Benjamin: I agree, something with similar visual impact. It is an important piece of the community.

Mr. Sabol: Perhaps we can match the paint colors of the fountain with the Clubhouse.

Mr. Szewczyk: I offered free labor to get the public out to paint. If would be nice if that matched.

Ms. Adams: I agree.

Mr. Szewczyk: I noticed that color the last time I was at Stricklands in the Poconos.

Ms. Chichelli: I noticed that color when it was done. I guess it was approved.

Mr. Szewczyk: It matched the Clubhouse at that time. So, for our first step, we want to see.

Ms. Adams: Staff will bring back information for next month regarding the repair of the existing fountain as well as a Preventative Maintenance Plan moving forward per Board discussion.

Mr. Szewczyk: Yes.

Ms. Lorf: The next item is the hot tub. In front of you, are the proposals received for it. We worked with Alex. He repaired the geothermals for the pool, but when we turned on the hot tub, it worked for one day and now the spa heater is not working. For the two proposals, both Alex's Pool and Symbiont proposed the cost for a new geothermal spa because the one that we have cannot be repaired. Alex provided a second option of a separate electric one that stands on its own and doesn't coincide with the pool one. With Alex's Pool, they were really pushing the non-geothermal one to be separate. What it is doing right now is it is pulling the heat that is coming from the pool and pushing the cold water back into the pool, putting more pressure on those pool heaters. Does that make sense?

Mr. Benjamin: I think so.

Ms. Chichelli: It is working for both.

Ms. Lorf: It is doing both. Right now, with the spa lights off, with the geothermal that broke, there is some type of oil in it. If we turn that back on, oil will go into the pool and the pool will be shut down and ruin both of those heaters. That is why they are off. He is suggesting doing a separate non-geothermal spa heater.

Mr. Sabol: Are those the proposers' ones that previously worked on the pools?

Ms. Lorf: Yes. Alex provided a proposal last month that was approved to fix the existing pool heaters. Now they are operating and doing well. He has been our vendor for a long time. The other is the one who originally proposed those geothermal heaters.

Mr. Roumy: Excuse me, what are we doing out here? Are we going to vote on numbers instead of looking at the quality of the heaters?

Ms. Lorf: If you look into these further, it does talk about the maintenance of them.

Mr. Roumy: Both of them are not acceptable proposers. There is no detail work. Who is going to do the wiring? One is going to do it with a permit and one doesn't need one. You are comparing apples to oranges. Can someone tell me what the difference is between the Simeon heater and the one provided by Alex? We need some specs. We need some detail about the unit. Those two proposers are unacceptable.

Ms. Lorf: Symbiont installed the geothermals you are already using.

Mr. Roumy: How long have they lasted?

Ms. Lorf: I can go back and look, but they were just recently repaired. I don't know when they were purchased. Over the years, they get worked on. If it was leaking, we repaired it. We are not just replacing it entirely.

Mr. Roumy: But someone has to tell me the output, the BTUs on it. One says 9,500 BTUs and the other one says 10,000 BTUs.

Ms. Lorf: Right.

Mr. Roumy: Are they going to replace the electrical box, replace the piping, etc.?

Ms. Lorf: Both of them propose to remove the old heater and put in a new heater and wiring.

Mr. Roumy: That is easier said than done. They are going to find something else and say, "It is another \$1,000 to do this, do this and do this." It is like every other project that Lakeside Plantation has. We have to do it twice.

Ms. Lorf: They are going to have to get in there. That is what is proposed, that is what they are seeing and what was given to me. I only made this short one because it was just given to you today.

Mr. Roumy: These do not describe the project from A to Z.

Ms. Lorf: Correct. I can ask them for further information if you want, but like I said, this wasn't in your agenda package because I just received the last quote for it. I apologize for that.

Mr. Roumy: Okay.

Mr. Sabol: The problem is that we always ask for proposals and that is a typical proposal. It is hard to find people that want to submit proposals. I understand how Bill is breaking it down, but it is very hard to find proposers. We need somebody with more expertise in pool service to come and tell us what they would do.

Mr. Szewczyk: I would like to make a recommendation, Tamara, that when you contact these people for any additional information, Bill does that along with her. You are a lot more technical when it comes to that. He could ask all of the questions right then and there, remembering things that I would never even think of. I'm just looking at price and whether it is going to work or not. So maybe we can use his technical expertise.

Ms. Lorf: Okay.

Mr. Szewczyk: If he is going to accept a proposal that is based on all of that technology, I think we will be pretty safe.

Ms. Adams: Mr. Chairman, do you want the information to come back to the Board for discussion at next month's meeting?

Mr. Szewczyk: I'm okay with it, as long as Bill is comfortable with the information coming back.

Ms. Adams: Does the Board want to approve a not-to-exceed for the highest amount?

Mr. Roumy: There is a big difference between \$6,000 and \$8,000.

Ms. Adams: That's because it is different technology.

Mr. Roumy: Something is wrong.

Mr. Szewczyk: I think we are going to have to wait as far as the not-to-exceed amount. I would rather Bill be involved, if he is willing, and make sure that all of the information is there for the next meeting so we can consider it.

Ms. Adams: So, it will be brought back to the Board for next month's meeting.

Mr. Szewczyk: I think we have to.

Mr. Sabol: We should let the vendors know that we are going to have a member of the Board, Bill, meet with them to discuss and defer it.

Mr. Szewczyk: One month is not going to hurt.

Ms. Lorf: I understand.

Mr. Roumy: So, you will let me know?

Ms. Lorf: Yes, I will let you know. I will call you. Thank you.

Mr. Szewczyk: You are right. There is a \$2,000 discrepancy. I know it's different technology, but I just go on price because the higher price one, might be better off for us.

Ms. Lorf: Right.

Mr. Roumy: Thank you, Tamara.

Ms. Adams: Board Members, you might notice that one of the last sections in your Amenity Manager's Report is related to having special events in the Clubhouse during COVID-19. This is a policy issue that the Board has discretion on. Right now, there has been no ability for residents to rent the Clubhouse for a private event nor for any other outside groups to rent the Clubhouse for a private event, due to COVID-19 protocols. We wanted to check with the Board to determine if you wanted to continue with that same course or if you want to open it up to rentals.

Mr. Sabol: One was for a picnic with the golfers. Wasn't it?

Ms. Lorf: Yes. It is outside.

Mr. Sabol: I don't see anything wrong with it.

Ms. Chichelli: It says 50 people.

Mr. Szewczyk: My biggest thing is that it is outside.

Mr. Sabol: As far as I am concerned, we should just leave Clubhouse rentals status quo. I don't think we are ready for that yet.

Ms. Lorf: One request was from a resident for a baby shower with only 10 people. They can work that out because it is still below the minimum right now of 22 people. It would be revenue.

Mr. Szewczyk: What is the 22?

Ms. Lorf: That was the maximum for how many people can be in the Clubhouse right now per CDC Guidelines.

Mr. Sabol: That many people, we are not going to get a lot of revenue.

Ms. Lorf: That could be up for discussion if you want to change those prices. They were willing to pay because they used it before.

Mr. Szewczyk: I personally think if 22 is the maximum allowed in here, I am okay with opening it up, as long as Vesta is comfortable making sure that everything is properly cleaned after the party.

Ms. Lorf: Yes.

Mr. Szewczyk: I'm okay with 10 people. I was surprised that the maximum was 22.

Ms. Benjamin: I am too.

Ms. Lorf: It was prior to me being here, but that was what the COVID-19 Guidelines were.

Mr. Szewczyk: I'm okay with the request.

Ms. Sandy: Generally, when we had indoor events, the District put some sort of policy in place including limiting the number of people, social distancing, mask wearing, sanitization protocols as well as signing waivers. Those are things that come to mind that I have seen at other Districts and based on recommendations we received our insurance carrier.

Mr. Smith: Some places are doing small events and rentals. I would say that the majority still are not. The places that are, are utilizing waivers for each guest and keeping mask mandates in the Clubhouse while recommending social distancing.

Mr. Roumy: Do you charge the same for 10 people that you do for 100 people?

Ms. Adams: Yes. Staff does not have the ability to reduce the cost. It is a set fee that was adopted by the Board through a rulemaking hearing.

Mr. Roumy: Do you want people from the outside to bring COVID into the community?

Ms. Lorf: It's up to the Board.

Ms. Adams: It is up to the Board. If you want to allow for facility rentals, it would be for residents or members of the public at the typical fee. It would limit the number to 22 people. Masks would be required. There would be sanitization protocols after the event and additional waivers in place. It's up to the Board.

Mr. Roumy: Is it \$150?

Ms. Lorf: I don't remember offhand because I haven't looked at it much. We haven't rented anything out.

Ms. Adams: It's posted on the website.

Mr. Roumy: Do you think it's worth it?

Ms. Adams: It's up to the Board. It is not a staff recommendation.

Mr. Roumy: You have to clean for three to four hours. The parking lot has to be cleaned because people leave garbage behind. Do you think it's worth it?

Mr. Sabol: They need to give a deposit, which is not returned to them if they do not clean it up.

Mr. Roumy: I don't know about the deposit.

Mr. Sabol: That is the way they used to do it. I think it was \$250 and if you didn't leave it clean, there was an additional fee on top of that. That is what it used to be.

Ms. Adams: There is no change.

Mr. Szewczyk: Do we feel we are ready to open it up?

Ms. Benjamin: I'm not comfortable yet.

Mr. Roumy: I'm not comfortable with opening it at all.

Ms. Adams: So, we will just let people know it is not available due to COVID-19.

Mr. Sabol: The outside events are fine.

Mr. Szewczyk: Yes.

Ms. Lorf: Just a suggestion for outside events, since we want to do more activities and the food truck was positive, they are suggesting maybe hiring a band so we could have music by the pool. We also talked with someone about doing a Home and Garden Show where we could have one vendor come in and sell fresh produce. These would all be outside activities.

Mr. Szewczyk: I would like to see us start having events and as long as they are outdoor activities, I say that we move forward.

Mr. Roumy: Yes.

Ms. Benjamin: I agree.

Ms. Lorf: Thank you. That's all I have.

#### NINTH ORDER OF BUSINESS

#### **Other Business**

Ms. Adams: Is there any other business that the Board wanted to discuss that was not on the agenda? Hearing none,

#### **TENTH ORDER OF BUSINESS**

#### Supervisors' Requests

Ms. Benjamin: I just have a question. I was walking to the coffee shop and noticed that the street signs down by the gas station are filthy. They are almost black. I didn't know if there

was any way to clean them. I didn't check every street sign in the community, but most of the other ones are perfectly clean.

Mr. Szewczyk: I saw that.

Ms. Adams: Some roadways are maintained by the city and some are maintained by the District. We will get to the bottom of that and if we need to reach out to the city, we will. Thank you for bringing that to our attention.

Mr. Roumy: Bonnie, I agree with you. I noticed a lot of cups around the gas station. Who is supposed to clean the street?

Ms. Lorf: Along the Boulevard, John picks up trash there quite often. He even goes down into the ditches and picks up the trash. There are times when he comes back after he cleaned it and said that he went back down to look at the fountains and there was trash again. He does the best cleaning that up.

Mr. Roumy: Who is responsible to clean it up?

Mr. Szewczyk: The CDD.

Mr. Roumy: What about the other side on Sycamore?

Ms. Adams: We should look at a property map.

Ms. Lorf: I thought that was ours.

Ms. Adams: We will look at the ownership. If the District owns it, it is the District's responsibility to maintain it. If it is owned by the city, we would let the city know about the need for maintenance.

Mr. Szewczyk: Okay.

Mr. Roumy: Maybe we can force the gas station to put more garbage cans around the area. People come out of Subway and the coffee shop and throw trash.

Mr. Szewczyk: I agree. If it turns out that we are responsible, maybe we need to go to the property owner of that little strip mall and say, "This is what is going on, how about putting some trash cans out there?"

Mr. Sabol: I have something under Supervisor's Requests. John and Bill are advocating for the tennis courts and I am too. That's fine. You mentioned earlier in the meeting that you were looking at the amenity program and are going to come up with a solution or a policy for us to look at. Have you spoke to John and is he included?

Ms. Adams: Yes. All of the remarks from John were considered as well as the existing tennis policies that the Board adopted, as well as information that was posted at the tennis courts. Tamara gathered all of that information to incorporate into the amenity policies that will be revised and presented to the Board for discussion and eventual approval.

Mr. Sabol: This has been a problem for years and years and years. It is time to get it settled.

Ms. Adams: Yes.

Ms. Benjamin: So, we hope by the next meeting to have everything.

Ms. Adams: Yes. We just didn't want to push it and add to the agenda for this meeting knowing that there were some time restrictions.

Ms. Benjamin: Okay. Thank you.

Mr. Szewczyk: Are there any other Supervisor's requests?

Mr. Roumy: Thank you, Tamara. Thank you, Scott. You are doing a great job.

Mr. Sabol: You are doing a wonderful job!

Ms. Lorf: Thank you. That means a lot.

#### **ELEVENTH ORDER OF BUSINESS**

#### Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

### **SECTION B**

# Lakeside Plantation Community Development District

#### Summary of Invoices

February 1, 2021 to February 28, 2021

Fund	Date	Check No.'s		Amount
General Fund	2/1/21	2474-2476	\$	148,701.45
			\$	46,975.30
Capital Reserve Fund	2/1/21	117	\$	8,265.50
			\$	8,265.50
Automatic Drafts	2/1/01			
Automatic Draits	<u>2/1/21</u> Florida Power & Light	2200 Plantation Blvd - Clubhouse	φ	004.00
	1 Torrad 1 O Well de Englit	2200 Plantation Blvd - Fountain	\$ \$	924.82
		2200 Plantation Blvd - Tennis Courts/Pool		602.70
		2200 Figure 1001 Diva - Tellins Courts/1001	\$	1,197.61
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	244.32
		2200 Plantation Blvd - Fountain	\$	44.11
		2200 Plantation Blvd - Tennis Courts/Pool	\$	308.65
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	16.07
	ASCAP	Annual License	\$	847.00
	FL Department of Revenue	Sales and Use Tax	\$	233.31
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	444.20
			\$	4,862.79
			\$	50,377.84

П
PAGE
RUN 3/11/21
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RU
REGISTER
CHECK
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER 102/28/2021 *** LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION - GENERAL
AP300R *** CHECK DATES 02/01/2021 - 02

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LKSD LAKESIDE PLANT HSMITH

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

01/08/21

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

Other Charges: \$0.00	Gross:	\$187.33
	Description:	Mtg. 1/20/21
• •	Inserts:	1
Telephone: (407) 841-5524	Depth:	15,569
	Agate Lines:	148
	Lines:	131
ORLANDO, FL 32801	Words:	543
219 EAST LIVINGSTON ST	Sales Person:	200
LAKESIDE PLANTATION CDD	Ad Taker:	JDIBENEDETTO
LAUREN VANDERVEER	Ad ID:	3780974
A 4 100 000 5 7 5 6 4 1	Class:	3126
	Ad Date:	01/11/21
Acct#: 297693	Date:	01/08/21

Discount: \$0.00 Gross: \$187.33

Discount: \$0.00

Surcharge: \$0,00 Paid Amount: - \$0,00

Credits: \$0.00

Bill Depth: 15.569 Amount Due: \$187.33

Publication	Start	Stop	Inserts	Cost	
Charlotte Sun (CS)	01/11/21	01/11/21	1	\$187.33	

Ad Note:

**Customer Note:** 

DECEIVED

JAN 2 2 2021

12 July 1

We Appreciate Your Business! Thank You LAUREN VANDERVEER! NOTICE OF REGULAR BOARD
OF SUPERVISORS'
MEETING FOR
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

DISTRICT

Notice is hereby given, that the Board of Supervicors ("Board") of the Lakeside Plantation Community Development District ("District") well hold a regular meeting of the Board of Supervisors on Wednerday, January 20, 2021 at 8:00 p.m., at the Lakeside Plantation Edubhouse, 2000 plantation Blud, North Port, Florida 34:289 and via telephone conference line specified below. Masks will be required for all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first the meeting location to 20 people on a first come, first the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

Those wishing to participate in

participation and comment:

Those wishing to participate in the meeting telephonically on the above date and time may call (257) 930-900 and when prompted, enter Participant Access. cede: 876-571. Additional information regarding this meeting may be obtained from the District's website www. akessideplantationed, com or by contacting the District Manager, deorge filmt, at glink@mscfl. com, or by calling 407-941-5524. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it.

While it may be necessary to

properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing both in-person and 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, participants are strongly encouraged to submit questions and comments to the District Manager at glint® graded comments during the meeting. Participants may also submit questions of such questions and comments during the meeting. Participants may also submit questions or comments to the District Menager by telephone by calling 407-941-5524 by the same time noted above.

A copy of the agenda may be obtained from the District's website www.lakesideplantation. Of the district's website www.lakesideplantation. Of the district Manager as provided above, and by providing a telephone and email address during normal business hours. The meeting is open to the public and will be conducted in accordance with the pravisions of Florida law for community development districts. The meeting may be continued to a data, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting hecuse or a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours or

Office.

Each person who decides to appeal any decision made by the Board with respect to any metter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbind record of the proceedings is made, including the testmony and evidence upon which such appeal is to be based, defourge S. This District Manager Governmental Management Services – Central Florids, LLC Publish Lanuary 11th, 2021 297693 3780974



#### 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 the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

#### 01/11/2021

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com. Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Plorida and DeSoto County, Plorida, 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 I year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or shehas 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.

Milenda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 11th

day of January, 2021.

(Signature of Notary Public)

Personally known X OR Produced Identification



# NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING FOR 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, January 20, 2021 at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289 and via telephone conference line specified below. Masks will be required for all in attendance. For the safety of all in attendance, social distancing measures will be in place, including limiting capacity at the meeting location to 20 people on a first come, first served basis. All others will need to participate using the remote participation option specified below, which allow for full public participation and comment.

Those wishing to participate in the meeting telephonically on the above date and time may call (267) 930-4000 and when prompted, enter Participant Access code: 876-571. Additional information regarding this meeting may be obtained from the District's website www. lakesideplantationcdd.com or by contacting the District Manager, George Fint, at gflint@gmscfl.com, or by calling 407-841-5524. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing both in-person and 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, participants are strongly encouraged to submit questions and comments to the District Manager at gliint@gmscfl.com 24 hours in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 407-841-5524 by the same time noted above.

A copy of the agenda may be obtained from the District's website www.takesideplantationcdd.com or by contacting the District Manager as provided above, and by providing a telephone and email address during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. George S. Flint District Manager Governmental Management Services - Central Florida, LLC Publish: January 11th, 2021 297693 3780974

#### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

#### Invoice

Invoice #: 108
Invoice Date: 1/1/21

Due Date: 1/1/21

Case:

P.O. Number:

Payments/Credits

**Balance Due** 

\$0.00

\$4,457.16

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 601-510 -51: 73 - 34		3,187.17	3,187.17
Information Technology - January 2021 55 18 5 5 5 5 5 5 5 5 6		83.33	83.33
Dissemination Agent Services - January 2021 ( 기계		83.33	83.33
Office Supplies vol - 10 5350 - 500		0.63	0.63
Postage 001-310-5/3(5-42000		69.40	69.40
Copies 001-310-3 301 - 43320		33.30	33.30
The Wrighthway Emergency of 1-3 10-4 1700 1-300		1,000.00	1,000.00
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		-	
	Total		\$4,457.16

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LKSD LAKESIDE PLANT SSZOZDA

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80,907.00

TOTAL FOR BANK A TOTAL FOR REGISTER

PAGE 1	AMOUNT #		8,265.50 000117
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02/01/2021 - 02/28	DATE INVOICE	11/17/20 19-03389 KITCHEN	
AP300R *** CHECK DATES	CHECK VEND# DATE	2/01/21 00045	1 1 1 1 1 1

8,265.50

TOTAL FOR BANK C TOTAL FOR REGISTER

LKSD LAKESIDE PLANT HSMITH

Creative Cabinetry & Design 2807 Alwood St North Port, FL 34291 US 941-726-6837 dpass1999@gmail.com

Invoice

BILL TO

Lakeside Plantation Community **Development District** 2200 Plantation Blvd. North Port, Fl. 34289

INVOICE #	DATE	TOTAL DUE	ENCLOSED
19-03389NP	11/17/2020	\$8,265.50	The state of the s
P.O. NUMBER		JOB#	JOB ADDRESS
20-04513NP		Clubhouse	2200 Plantation Blvd

ACTIVITY	DESCRIPTION	AMOUNT
Cabinets	Kitchen Cabinets & Granite	13,708.00
ATTN: Jamle	PAYMENT	5,440.50
	BALANCE DUE	\$8,265.50

53800-48103 1/22/2021

RECEIVED

JAN 2 5 2021



15

14

GMS CF AP <invoices@gmscff.com>

#### Fwd: Invoice 19-03389NP from Creative Cabinetry & Design

Indhira Araujo <iaraujo@gmscfl.com>
To: GMS CF AP <invoices@gmscfl.com>

Fri, Jan 22, 2021 at 6:15 PM

Begin forwarded message:

From: "Tamara T. Lorf" <tlorf@vestapropertyservices.com>
Subject: RE: invoice 19-03389NP from Creative Cabinetry & Design

Date: January 22, 2021 at 5:36:37 PM EST

To: Tricia Adams <adams@gmscfi.com>, Lakeside Plantation Office Staff <lakesideplantation@verizon.net> Co: "Scott V. Smith" <scottsmith@vestapropertyservices.com>, Indhira Araujo <iaraujo@gmscfi.com>

Good evening,

Approved, sorry I was looking back at the original proposal and made sure it added up correctly.;)

Kind regards,

Tamara Lorf
Amenities Manager

2800 Plantation Boulevard North Port, FL 34289 Phone: 941.423.5500

Fax: 941.423.5501

Email: tlorf@vestapropertyservices.com www.VestaPropertyServices.com

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From: Tricia Adams [mailto:tadams@gmscfl.com]
Sent: Wednesday, January 20, 2021 4:53 PM

To: Lakeside Plantation Office Staff

Cc: Tamara T. Lorf; Scott V. Smith; Indhira Araujo

Subject: Re: Invoice 19-03389NP from Creative Cabinetry & Design

Is this invoice approved for payment?

Thank you,

Tricia L. Adams

District Manager
Governmental Management Services
219 E. Livingston Street

13

Orlando, FL 32801

Office 407.841.5524 ext 138 Cell 863.241.8050

"It is not the mountain we conquer but ourselves."

-Edmund Hillary

On Jan 20, 2021, at 3:57 PM, Lakeside Plantation Office Staff < lakesideplantation@verizon.net> wrote:

Hello.

48

Please see attached invoice.

Kind regards,

#### **Jamle Staubly**

Office Admin

#### <image001.png>

2800 Plantation Blvd. North Port, FL 34289 P: 941.423.5500

F: 941.4235501

www.VestaPropertyServices.com

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

From: Creative Cabinetry & Design [mailto:quickbooks@notification.intuit.com]

Sent: Wednesday, January 20, 2021 3:53 PM

To: lakesideplantation@verizon.net

Subject: Invoice 19-03389NP from Creative Cabinetry & Design

**INVOICE 19-03389NP DETAILS** 

Creative Cabinetry & Design

\$8,265.50

Print or save

FPA

Powered by QuickBooks

Dear Lakeside Plantation Community Development District,

Please see attached invoice(s). Have a great day!

Thanks for your business!
Creative Cabinetry & Design

Bill to

45

Lakeside Plantation Community Development District

2200 Plantation Blvd. North Port, Fl. 34289

P.o. number

20-04513NP

Job#

Clubhouse

Job address

2200 Plantation Blvd

**Cabinets** 

\$13,706.00

Kitchen Cabinets & Granite

Payment

\$5,440.50

Balance due

\$8,265.50

ATTN: Jamie

#### Print or save

Creative Cabinetry & Design

2807 Alwood St North Port, FL 34291 US

PAGE 1	AMOUNT #		-		8,265.50 000117		
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## SECTION C

# Lakeside Plantation Community Development District **Unaudited Financial Reporting** February 28, 2021

#### **Table of Contents**

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund
5	Capital Reserve Fund
6-7	Month to Month
8	Laws To the Political
0	Long-Term Debt
9	Accompant Descript C. L. L. L.
9	Assessment Receipt Schedule

**Community Development District** 

#### **Combined Balance Sheet**

February 28, 2021

		General	D	ebt Service	Сар	nital Projects	-	Totals	
		Fund		Fund		Fund	Gove	ernmental Funds	
Assets:									
Cash:									
Operating Account	\$	187,661	\$		\$		¢	107.661	
Debit Card Account	\$	1,497	\$	_	\$	-		187,661	
Money Market Account	\$	219,845	\$	_	\$	-		1,497	
Petty Cash	\$	3	\$	_	\$	-		219,845	
Capital Reserve Account	\$	-	\$	_	\$	101.046		3	
Investment - Operations:	Ψ		4	_	Ψ	171,040	Ф	191,046	
State Board of Administration	\$	507	\$		\$	250.012	d	250520	
Investment - Bonds:	Ψ	307	Ψ		Φ	337,013	Ф	359,520	
Reserve Fund	\$	_	\$	76,557	\$				
Revenue Fund	\$	_	\$	152,899	\$		¢	152,899	
Prepayment Fund	\$	_	\$	2,758	\$	-		2,758	
Due from Capital Reserve	\$	66,435	\$	2,730	\$	-		2,738 66,435	
Deposits	\$	517	\$	_	\$	_		517	
Due from General Fund	\$	*	\$	8,445	\$	-			
Due from Other	\$	23,802	\$	-	\$	_		8,445 23,802	
	•	_0,002	Ψ		Ψ	-	Ф	23,602	
Total Assets	\$	505,038	\$	240,658	\$	550,059	\$	1,295,756	
Liabilities:									
		20404							
Accounts Payable	\$	39,191	\$	-	\$	-		39,191	
Accrued Expenses Due to Debt Service	\$	23,616	\$	-	\$	-		23,616	
Due to General Fund	\$	8,445	\$	-	\$	-		8,445	
Due to General rund	\$	-	\$	-	\$	65,000	\$	65,000	
Total Liabilities	\$	71,252	\$		\$	65,000	- \$ 18 - \$ 21 - \$ 21 - \$ 21 - \$ 21 - \$ 35 - \$ 15 - \$ 6 - \$ 5 - \$ 2 - \$ 2 - \$ 2 - \$ 3 - \$ 3		
								200,202	
Fund Balance:							- \$ 21 - \$ 21 - \$ 1,046 \$ 19 - \$ 35 - \$ 15 - \$ 6 - \$ 5 - \$ 25 - \$ 25 - \$ 25 - \$ 25 - \$ 36 - \$ 25 - \$ 36 - \$		
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Deposits	\$	517	\$	-	\$	-	\$	517	
Assigned Debt Service	\$	-	\$	240,658	\$	-	\$	240,658	
Asigned Capital Projects	\$	-	\$	-	\$	485,059	\$	485,059	
Assigned	\$	28,775	\$	-	\$	-	\$	28,775	
Unassigned	\$	399,723	\$	-	\$	•		399,723	
Total Fund Balances	\$	433,786	\$	240,658	\$	485,059	\$	1,159,504	
								1,107,001	
Total Liabilities & Fund Balance	\$	505,038	\$	240,658	\$	550,059	\$	1,295,756	

Community Development District

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted		orated Budget		Actual		
	No.	Budget	Th	ru 02/28/21	Th	ru 02/28/21		Variance
Revenues:								
Tennis Club	\$	20,000	\$	8,333	\$	8,167	\$	(166)
Activities	\$	10,000	\$	4,167	\$	-	\$	(4,167)
Clubhouse Rentals	\$	5,000	\$	2,083	\$	_	\$	(2,083)
Miscellaneous	\$	1,500	\$	625	\$	4,971	\$	4,346
Interest Earnings	\$	50	\$	21	\$	14	\$	+,5+0 (7)
Operation & Maintenance Assessments	\$	686,794	\$	596,638	\$	596,638	\$	-
Total Revenues	s	723,344	\$	611,867	\$	609,789	\$	(2,078)
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	11,000	\$	4,583	\$	4,200	\$	383
District Manager	\$	38,246	\$	15,936	\$	15,936	\$	(1)
District Counsel	\$	25,750	\$	10,729	\$	5,868	\$	4,862
District Engineer	\$	14,000	\$	5,833	\$	3,110	\$	2,723
Disclosure Report	\$	1,000	\$	417	\$	417	\$	0
Trustee Fees	\$	4,771	\$	4,771	\$	3,180	\$	1,590
Audit Fees	\$	3,185	\$	-	\$	-	\$	_,0
Postage, Phone, Faxes, Copies	\$	1,500	\$	625	\$	655	\$	(30)
General Liability Insurance	\$	6,371	\$	6,371	\$	6,081	\$	290
Legal Advertising	\$	1,700	\$	708	\$	941	\$	(233)
Dues, Licenses & Fees	\$	175	\$	175	\$	175	\$	(200)
Other Current Charges	\$	1,900	\$	792	\$	1,429	\$	(637)
Property Insurance	\$	9,865	\$	9,865	\$	9,863	\$	2
Information Technology	\$	1,300	\$	542	\$	417	\$	125
Total General & Administrative:	\$	120,763	\$	61,347	\$	52,271	\$	9,075
Operations:								
Personnel Services (Management Contract)	\$	179,945	\$	74,977	\$	72,376	\$	2,601
Road & Sidewalk Repairs & Maintenance	\$	2,500	\$	1,042	\$	29	\$	1,013
Common Area Renewal & Maintenance	\$	5,000	\$	2,083	\$		\$	2,083
Street Light/Decorative Light	\$	5,000	\$	2,083	\$	_	\$	2,083
Landscape Maintenance - Contract	\$	91,860	\$	38,275	\$	38,275	\$	2,003
Landscape Maintenance - Other	\$	5,000	\$	2,083	\$	785	\$	1,298
Mulch	\$	10,740	\$	9,200	\$	9,200	\$	1,296
Irrigation Maintenance	\$	4,500	\$	1,875	\$	233	\$	1,643
Lake Maintenance	\$	14,000	\$	5,833	\$	5,796	\$	37
Electric Utility Services - Entrance Feature	\$	9,000	\$	3,750	\$	2,907	\$	843
Water Utility Services - Entrance Feature	\$	4,000	\$	1,667	\$	155	\$	1,512
Repairs & Maintenance - Entrance Feature	\$	3,000	\$	1,250	\$	154	\$	1,096
Miscellaneous Tools & Equipment	\$	1,000	\$	417	\$		\$	417
Traffic Enforcement	\$	2,500	\$	1,042	\$	-	\$	1,042
Total Operations:	\$	338,045	\$	145,577	\$	129,909	5	15,668

Community Development District

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted		rated Budget	The	Actual nr. 02/28/21	7/2	Vaniance
Clubhouse:				a vajasja t	740	14.00/20/21		Vallance
Activities	\$	20,000	\$	8,333	\$	1 210		7.000
License/Fees	\$	1,200	\$	500	\$	1,312 847	\$	7,022
General Supplies	\$	10,000	\$	4.167	\$	2.719	\$	(347)
Maintenance	\$	14,000	\$	5,833	\$	2,719	\$	1,448
Office Supplies	\$	3,500	\$	1,458	\$	2,183 836	\$ \$	3,651
Public Communication	\$	1,500	\$	625	\$	338		622
Pest Control	\$	600	\$	250	\$ \$		\$	287
Security	\$	1,500	\$	625	\$	150 638		100
Security Patrol	\$	30,274	\$	12,614	\$		\$	(13)
AED	\$	50,274	\$	208	\$	3,360	\$	9,254
Telephone & Internet Services	\$	5,500	\$	2,292	\$	2.226	\$ \$	208
Janitorial Supplies	\$	3,250	\$	1,354	\$	2,336		(45)
Electric Utility Services - Clubhouse	\$	14,000	\$	5,833	\$	717	\$	637
Gas Utility	\$	250	\$	104	\$	4,246	\$	1,588
Garbage Collection	\$	2,100	\$	875	\$	65	\$ \$	40
Water Utility Services - Clubhouse	\$	4,400	\$	1,833	\$	666 1,336		209
Electric Utility Services - Tennis Courts/Pool	\$	16,000	\$	6,667	\$	•	\$	497
Pool Cleaning	\$	9,720	\$	4,050	\$	4,185	\$	2,481
Pool Maintenance - Other	\$	10,000	\$	4,167	\$	2,550	\$	1,500
Tennis Courts - Maintenance	\$	5.000	\$	2,083	\$	5,534	\$	(1,367)
Tennis Courts - Programs	\$	3,500	\$	1,458	\$	1,894	\$	190
Water Utility Services - Tennis Courts/Pool	\$	6,000	\$	2,500	\$	1 020	\$ \$	1,458
Clubhouse-Renewal&Replacements	\$		\$	-	\$	1,928 2,656	\$	572 (2,656)
Total Clubhouse:	\$	162,794	\$	67,831	\$	40,495	S	27,336
Total Expenditures	\$	621,601	s	274,754	\$	222,675	\$	52,079
Other Financing Sources/(Uses)								
Transfer Out - Capital Reserve Fund (CY)	\$	130,000	\$	130,000	\$	130,000	\$	-
Total Other Financing Sources (Uses)	\$	130,000	s	130,000	\$	130,000	\$	H T X ME
Excess Revenues (Expenditures)	\$	(28,257)			S	257,114		
Fund Balance - Beginning	\$	28,257			\$	176,672		
Fund Balance - Ending	5	0			\$	433,786	NA.	

**Community Development District** 

#### **Debt Service Series 1999**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget		rated Budget	The	Actual 02/28/21		/ariance
Revenues:	THE PART OF THE PA		a delighter		11 02/20/22		diane
Assessments - On Roll	\$ 175,905	\$	152,502	\$	152,502	\$	
Assessments - Direct	\$ 8,842	\$	8,842	\$	8,842	\$	(0)
Assessments - Prepayments	\$ -	\$	-	\$	2,757	\$	2,757
Interest Income	\$ -	\$	-	\$	3	\$	3
Total Revenues	\$ 184,748	\$	161,344	\$	164,104	\$	2,760
Expenditures:							
General & Administrative:							
Interest-11/1	48,303	\$	48,303	\$	48,303	\$	_
Principal-5/1	\$ 85,000	\$	-	\$		\$	-
Interest- 5/1	\$ 48,303	\$	-	\$	-	\$	-
Total Expenditures	\$ 181,605	\$	48,303	\$	48,303	\$	
Excess Revenues (Expenditures)	\$ 3,143		2,5,85,6	\$	115,801	13.50	
Fund Balance - Beginning	\$ 65,611			\$	124,857		-1,000
Fund Balance-Ending	\$ 68,754	(7100)		\$	240,658		FIRETZ

#### **Community Development District**

#### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted Budget		rated Budget	Thi	Actual 11 02/28/21		Variance
Revenues:								
Interest Earnings	\$		\$	-	\$	210	\$	210
Total Revenues	\$		\$		\$	210	\$	210
Expenditures:								
General & Administrative:								
Clubhouse Exterior Building Elements	\$	52,983	\$	22,076	\$		\$	22,076
Property Site Elements	\$	29,453	\$	12,272	\$	7,750	\$	4,522
Clubhouse Renewal/Replacements	\$	-	\$	-	\$	13,706	\$	(13,706)
Total Expenditures	S	82,436	s	34,348	\$	21,456	\$	12,892
Other Sources/(Uses)								
Transfer In - Capital Reserve Fund	\$	130,000	\$	130,000	\$	130,000	\$	-
Total Other Financing Sources (Uses)	\$	130,000	\$	130,000	\$	130,000	\$	
Excess Revenues (Expenditures)	\$	47,564	17.50	RA *5,251 ]	\$	108,754	ŊŔS.	
Fund Balance - Beginning	\$	438,337			\$	376,306		
Fund Balance - Ending	5	485,901			\$	485,059	Q 97 533	100

Lakeside Plantation Community Development District Month to Month

			2000				July.									
		Oct	Nov		Jec	盟	Feb	SW.	#	ıpr May	ay h	e .	A A	S and	9	Total
Revenues:																
Tennis Club	49	1,381 \$		44	1,315 \$	3,133	75 75	2,338 \$	<i>د</i> ء	•			ı	•	4	
Activities	₩		•	49	•s	•	49	٠,	ss	1	· <del>45</del>	1	• 69			/DT/0
Clubhouse Rentals	<b>49</b> -	•	•	<b>69</b>	,	•			<del>6</del> ≯	₩.	<b>€</b> 5	49 1	<del>69</del>	<b>49</b>		
Miscelfaneous Technology	и» 4				69 ·	200	& ·		1	<del>49</del>	<b>₩</b> 7	<del>59</del>	€A-	49 1	<del>62</del>	4,971
Onerstion & Maintenance Accounter	A 4		1	in 4	4 10 00	2 2		es :	<del>69</del> -	44	49 ·	<del>v3</del>	69	<del>49</del> 1	59	14
	•	,		9	¢ 1/0'621	/81/17	6	\$ 768'.				<del>v?</del>	69	<del>«»</del>	1	596,638
Total Revenues	*	1,382 \$	363,929	4/5	\$ 066'002	24,525	\$ 18	18,963 \$	\$	\$	\$	\$ .	<b>49</b>	*	*	682'609
Expenditures:																
General & Administrative:																
Supervisor Fees	₩.	1,000 \$	•	49	2,000 \$		\$ 1,	1,000 \$	<b>⇔</b>	<del>49</del> 1	<b>€9</b> 1	¥9	<b>€</b>	40	49	4,200
District Manager	us e	3,187 \$	3,187		3,187 \$	3,187	mi se	3,188 \$	69 1	<del>\$</del>	<b>₩</b> 7	<del>58</del>	€F 1	<b>69</b>		15,936
District Counsel	us 4	1,316 \$	879	us e	1,577 \$	2,096	<b>€</b> 0 €	<del>69</del> -	<b>49</b> -	<del>€5</del>	<del>672</del> -	<del>∨</del>	69	49 '	1	2,868
Disclosure Renort	w 4	, ,	813	en e	, 5	2,298	vo e	<b>ده</b>	69 1	<b>69</b> (	69 ·	<del>€7</del> •	<b>€</b> \$-	\$	<del>49</del> ,	3,110
Trustee Fees	9 4r			A 4	# # 50	, ,	n 4	83 83	69 4	<b>.</b>	69 i	<del>vs</del> 4	69	<del>(A</del> ·	<del>69</del>	417
AuditFees	÷ •		' '	, A	7 ¥		n 4	n •	A 4		ю (	6 <del>9</del> 4	69 d	<del>63</del> -	\$5 ·	3,180
Postage, Phone, Faxes, Copies	÷ (4)	\$ 29	, 181	. •	. 77	. 112			A 4	n 4	м + •	69 4	<b>19</b> 4	<del>69</del> 4	<del>69</del> -	. !
General Liability Insurance	69	6,081 \$		- 69	- 49	9	• •	÷ 41	9 65	, .	e e		A 4	,	ия — 4 ,	655
Legal Advertising	₩,	199 \$	183	- 44	184 \$	187	. 40	187 \$	· 40	) 49 I	÷ 40	9 49	9 45 1 1	9- ¥-		0,081
Dues, Licenses & Fees	49	175 \$		45	100	ř	<b>6</b>	49	<b>69</b>	<del>100</del>	φ, ,	· 46	- 69		,	175
Other Current Charges	49	1 \$	101	49	0	1,093	44	233 \$	49	<del>1/3</del> 1	<b>49</b>	<b>49</b>	<del>(7</del>	*	40	1,429
Property Insurance	₩.	9,863 \$	•	€9 -	<b>5</b> 5	•	<del>(A</del>	69	\$5 !	<del>67</del> 1	49 1	<del>49</del>	<del>69</del>	<b>49</b>	•	9,863
information Technology	69	83	83	<del>6</del> 9	& 83	83	<del>49</del>	83 &	<del>49</del>		<b>44</b>	<del>65</del> 1	69 1	<del>69.</del> ,	69 1	417
Total General & Administrative:	**	25,236 \$	5,511	49	7,193 \$	9,438	*	4,895 \$	49		5	5	45	•		E9 771
Operations:													•			
Personnel Services (Management Contract)	٥	14 005	14.00	4	4000	14.007	;	4	4	4	4	,		,		
Road & Sidewalk Repairs & Maintenance			1	. w		26	ř	÷ •	* •	n e	A 4	e 4	м <del>ч</del>	69 4 1		72,376
Common Area Renewal & Maintenance	49		•	- 49	- 40	,		+ 49 +	> €9 '	) <del>(</del> /1	9 65		+ <i>u</i>			67
Street Light/Decorative Light	44	40	•	60	69	,	45	<del>100</del>	¥9.	· <del>65</del>	• <del>•</del> ••	i es	) 6/1 1			
Landscape Maintenance - Contract	49	7,655 \$	7,655	<b>673</b>	7,655 \$	7,655	, Z	7,655 \$	<del>60</del>	<del>69</del>	<del>10</del>		i tos	1	÷ +	38 275
Landscape Maintenance - Other	€9	<del>ν</del>	159	<del>49</del>	\$ 929	•	<b>,</b>	<b>49</b>	44	<b>69</b>	46	<b>6</b>	<del>67</del>	· <del>(s)</del>	- 69	785
Mulch	64 4		9,200	<b>49</b> -	49 ·		<b>*</b>	**	<del>69</del>	49	<del>69</del>	<b>49</b>	<del>69</del>	**	+9	9,200
Intervel maintenance	A 4	\$ 233	, ,,	<b>LA</b> 4	649 4 1	,		<b>20</b>	<del>6</del> 6	49	45	<del>59</del>	<b>65</b>	<b>49</b>	•	233
Electric Utility Services - Entrance Feature	, ,	574	1,732	A 4	200	727	. · ·	966 \$	69 (	<del>59</del> •	<del>€</del> 0 ·	49	49	<b>49</b>	49 '	5,796
Water Utility Services - Entrance Feature	• •	24 \$	25	9 64	20 8	23 8		603 \$	, ·	69 4 '	v» «	<del>69</del> 4	<del>69</del> -	<b>₩</b>	•9	2,907
Repairs & Maintenance - Entrance Feature	49		•	· <b>v</b>	· •	154 \$		<del>-</del>		9 <del>4</del>		n •	69 G	<b>69</b> (	<b>1</b>	155
Miscellan eous Tools & Equipment	<del>60</del>	·	•	49	<b>*</b>			, <del>v</del> a	) 69 (	s 44		9 <del>V</del>	n 4	va 4	69 E	154
Landscape Inspection Services	ŧA:	•	•	49	<b>€</b> 9	-		· 49			,	9 45	9 <b>v</b> .	n 4	* *	•
Traffic Enforcement	ss.	•	,	44		1	,,,	<b>45</b>	<b>45</b>	· <del>so</del>	, <b>49</b>	• 40 1	÷ 69	9 <b>4</b> 7	<del>, 4</del>	
Tree Removal	44	<del>1</del> 0	•	64	£49 1	,	4-	<b>5</b> 5	69	\$	<b>€</b> 9	<del>67</del>	44	1 6/2		•
Total Operations:		24.446 €	24.22.29	4	9 09000	- 1				1072						
-(33.0)	ı	W.Clean	0.486.40		6 407	24-Aug 3	24,263	\$ 592	in				<b>60</b>			129,909

## Lakeside Plantation Community Development District Month to Month

The state of the s	00	t	Nov		Dec	lan	-	Seh	Mar	Ane		Moss	THE STREET		1000	2000			
												faire	im		E.	3118	de de	Total	
Clubh ouse:																			
Activities	40	180 \$	395	ñ **	,	420	₩.	317		<b>5</b> 7	,		<b>9</b> 7			•		4	3
License/Rees	44	•		<del>\$</del>			<del>47</del>	847 \$		- 49					•	6 4 1	•	i n 4	312
General Supplies	49	554 \$	157	2 \$	\$ 266	471	*	544		49	,		- 49	+ <b>6</b> 9	9 45			,	14.7
Maintenance	49	1,130 \$	713	3 \$	138 \$	124	69	78		49	,		- 49	,		•		, ,	400
Office Supplies	49	150 \$	13	49 E	,	436	49	233 \$		€9	49		₩.	- 44				, ,	501,
Public Communication	₩	77 \$	108	\$ 8	77 \$		46	77 \$		\$9	•		S		- 59			, .	3 6
Pest Control	<del>69</del>	,	150	\$ 0	•		₩.	<del>69</del>		60	٠		63	- 40					020
Security	₩	<del>1/2</del>	147	2 2	344 \$		49	147 \$		<del>69</del>	1		₩.	- 69	1	,		9 45	638
Security Patrol	49	1,680 \$	1,680	\$ 0	•		<b>49</b>	1		69	<b>₩</b>	٠	<del>69</del>	<del>69</del>	- 69		٠		350
AED	49	•		<del>69</del>	1		₩.	1		<b>€</b> 5	•		₩,			- 65		r` • •	,
Telephone & Internet Services	44	472 \$	548	<b>₩</b>	435 \$	438	49	444 \$		<b>49</b>	1		₩,	- 69		1	•	,	336
Janitorial Supplies	49	\$ 06	57	*	260 \$	195	49	115 \$		<b>55</b>	69		- 65		,	,		i	717
Electric Utility Services - Clubhouse	49	828 \$	783	<b>€</b> 9	865 \$	815	<b>*</b>	\$ 226		<b>59</b>			44	- 69				. 4	246
Gas Utility	40	12 \$	12	2 \$	12 \$	12	49	16 \$		<b>5</b> 5	1	٠	46	- <del>6</del> 9			,		1
Garhage Collection	49	168 \$	330	<b>\$</b>		168	49	,		40	to.	٠	49	- <del>4</del> 9				. •	2 9
Water Utility Services - Clubhouse	45	140 \$	663	<del>49</del>	144 \$	144	49	244 \$		<del>69</del>	45	·	40					-	336
Electric Utility Services - Tennis Courts/Pool	s,	\$ 865	663	** **	865 \$	861	49	1,198		S	1	•	S	- 49	. 49	,	٠	7 4	2 2 2
Pool Cleaning	₩,	\$ 058	850	\$ 0	820 \$	•	69	**		49	1	•	₩.	- 69	. 59		•		750
Pool Maintenance - Other	49	1,967 \$		<del>69</del>	227 \$	3,340	69	· ·		<del>63</del>	49	•	49	69	- 40		•	1 10	534
Tennis Courts - Maintenance	<b>4</b> 5	301 \$	28	\$ <del>\$</del>	1,293 \$	•	69	242 \$		<del>69</del>	<del>\$9</del>	•	49	69	. 69	1			894
Tennis Courts - Programs	44	•		<del>\$3</del>	9	•	49	1		<b>€</b> ?	•	•	₩.	- <del>50</del>	· <del>63</del>	1	•		. '
Water Utility Services - Tennis Courts/Pool	46	484 \$	327	*	372 \$	436	49	309		<del>49</del>	•	•	₩3	<b>59</b>	1	1		1.0	1.928
Clubhouse-Renewal&Replacements	49	1,267 \$		<del>47</del>	•	1,155	₩	233 \$		<b>€</b> 9-	•	•	₩	<b>49</b>	•	1	,	\$ 2,1	2,656
Total Clathouse:	45	10,979 \$	7,653	50	6,874 \$	9,020	44	\$ 696'9		*	**		49	*			3	\$ 40,	40,495
The sheet Towns and the same		- 13			- 111														
TOTAL APPRIATIONS	W	60,661 \$	47,691	<b>u</b> >	36,335 \$	42,861	4/2	35,127 \$			40		*		59			\$ 222,675	675
Transfer Out - Capital Reserve Fund (CY)	₩	,		\$	1	•	\$	130,000 \$		s,	<del>¥9</del> 1	•	₩.	49	•			130,000	000
Total Other Financing Sources (Uses)	40			4/5	1	,	*	130,000 \$		65	40		49	40	*	45		\$ 130,000	900
		· None Care		74	150 1000 1000			000000000000000000000000000000000000000										Ш	3

### Community Development District Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVE	MENT R	REVENUE BONDS	
INTEREST RATE:		6.950%	
MATURITY DATE:	5	5/1/2031	
RESERVE FUND REQUIREMENT	MAX	IMUM ANNUAL DE	BT 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)
CURRENT BONDS OUTSTANDING		\$	1,390,000.00

Community Development District Special Assessment Receipts Fiscal Year 2021

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\$912,380.86 857,638.01

\$ 726,648.19 \$ \$ 683,049.30 \$

Gross Assessment Net Assessment

185,732.67 174,588.71 \$

100.00%	Total		\$92.262.81	\$364 685 51	\$182 262 A7	\$68.445.05	\$26,443.03 \$26,602,68	\$14,881.08		\$749,139,60	22.22
20.36%	S1999 DSF Portion		\$18.781.87	\$74,238.75	\$37 103 03	\$13 933 31	\$5,415.49	\$3,029.33		\$152.501.77	
79.64%	0&M Portion		\$73.480.94	\$290,446.76	\$145,159.44	\$54,511.74	\$21,187.19	\$11,851.75		\$596,637.83	
	NET RECEIPTS		\$92,262.81	\$364,685.51	\$182,262.47	\$68,445.05	\$26,602.68	\$14,881.08		\$749,139.60	
	INTEREST		\$0.00	\$0.00	\$0.00	\$0.00	\$21.49	\$0.00		\$21.49	
	SC/PENALTY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	COMMISSIONS DI		\$1,405.02	\$5,553.59	\$2,775.57	\$1,042.31	\$404.79	\$226.62		\$11,407.90	
	GROSSAMT		\$93,667.83	\$370,239.10	\$185,038.04	\$69,487.36	\$26,985.98	\$15,107.70		\$760,526.01	
	DESCRIPT ION		P/E 11/09/20	P/E 11/18/20	P/E 11/30/20	P/E 12/04/20	P/E 12/30/20	P/E 1/31/21		TOTAL	
	DATE		11/25/20	11/30/20	12/22/20	12/30/20	01/29/21	02/26/21			
	20.36%	79.64% 20.36% S.1999 DSF DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY INTEREST NETRECEIPTS O&M Portion Portion Tot	79.64% 20.36% S.1999 DSF DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY INTEREST NET RECEIPTS O&M Portion Portion Tot	79.64% 20.36%  DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY INTEREST NET RECEIPTS 0&M Portion Portion Tot  P/E 11/09/20 \$93,667.83 \$1,405.02 \$0.00 \$0.00 \$92.262.81 \$73,480.94 \$18,781.87 \$402.94	79.64% 20.36% 20.36% 20.36% S1999 DSF S1999 DSF DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY INTEREST NET RECEIPTS 0&M Portion Portion Tot P/E 11/09/20 \$93,667.83 \$1,405.02 \$0.00 \$0.00 \$364,685.51 \$290,446.76 \$74,238.75 \$374,239.75 \$374,239.70 \$370,239.10 \$3,5553.59 \$0.00 \$30,00 \$364,685.51 \$290,446.76 \$74,238.75 \$374,239.75 \$374,239.75 \$374,239.75 \$374,239.75 \$374,239.75 \$374,239.70 \$3,000	79.64% 20.36% 20.36% 20.36% 20.36% S1999 DSF S1999 DSF DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY INTEREST NET RECEIPTS 0&M Portion Portion Tot Portion \$1405.029 \$1,405.02 \$0.00 \$10.00 \$10.262.81 \$73,480.94 \$118,781.87 \$10.00 \$10.00 \$117.18,70 \$10.30.3 \$1.85 \$10.00 \$10.00 \$182.262.47 \$145.159.44 \$1370,103.03 \$1.85 \$10.30 \$1.3	P/E 11/09/20 \$93,667.83 \$1,405.02 \$0.00 \$0.00 \$12,262.81 \$73,480.94 \$17,7557 \$0.00 \$68,45.05 \$13,03.03 \$182,038.04 \$1,042.31 \$0.00 \$60.00 \$68,45.05 \$17.74 \$13,033.31 \$480.00 \$10,00 \$68,45.05 \$17.74 \$13,033.31 \$480.00 \$10,00 \$68,45.05 \$17.74 \$13,033.31 \$480.00 \$10,00 \$	P/E 11/09/20 \$93,667.83 \$1,405.02 \$0.00 \$0.00 \$22,262.81 \$73,480.94 \$18,781.87 \$98 P/E 11/30/20 \$185,038.04 \$2,775.57 \$0.00 \$21.49 \$26,00 \$68,45.05 \$69,487.36 \$404.79 \$0.00 \$21.49 \$26,00 \$56,00 \$56,00 \$69,487.36 \$10,402.31 \$69,487.36 \$404.79 \$0.00 \$21.49 \$26,602.68 \$21,187.19 \$55,53.31 \$56,00 \$20,00 \$26,085.88 \$404.79 \$0.00 \$21.49 \$26,602.68 \$21,187.19 \$55,53.31 \$56,00 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$26,002.68 \$21,187.19 \$20,000 \$21,187.19 \$21,1	P/E 11/09/20 \$93,667.83 \$1,405.02 \$0.00 \$0.00 \$92,262.81 \$73,480.94 \$18,781.87 \$18,781.87 \$18,781.87 \$18,781.87 \$18,781.87 \$18,781.87 \$18,71.74 \$130,20 \$136,487.36 \$2.0,00 \$0.00 \$14,81.08 \$21,187.19 \$26,985.98 \$404.79 \$0.00 \$14,81.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,23 \$14,881.08 \$11,851.75 \$130,33 \$14,881.08 \$11,851.75 \$130,33 \$14,881.08 \$11,851.75 \$130,33 \$14,881.08 \$11,851.75 \$130,33 \$14,881.08 \$11,851.75 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$11,851.75 \$103.03 \$14,881.08 \$10,00 \$10,	DESCRIPTION GROSSAMT COMMISSIONS DISC/PENALTY INTEREST NET RECEIPTS O&M Portion Portion Total (1794/20) \$14,05.02 \$0.00 \$0.00 \$182,262.81 \$13,405.02 \$14,05.02 \$0.00 \$0.00 \$182,262.81 \$145,159.44 \$17,138.75 \$10.00 \$0.00 \$182,262.47 \$145,159.44 \$17,03.03 \$11,042.31 \$10,00 \$20.00 \$14,881.08 \$11,851.75 \$13,029.33 \$14,881.08 \$11,851.75 \$13,029.33 \$14,881.08	P/E 11/09/20 \$93,667.83 \$11,405.02 \$0.00 \$0.00 \$92,262.81 \$73,480.94 \$18,781.87 \$92,715.57 \$0.00 \$0.00 \$92,262.81 \$73,480.94 \$18,781.87 \$92,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$182,7103.03 \$192,7103.03

% 83 83 83 83 83 83 83 83 83 83 83 83 83	Gross Percent Collected
\$151,854.85	Balance Remaining to Collect

			Net Assessments		\$8,842.04
DATE	and	CHECK	NET	AMOUNT	DEBT SERVIC
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND 19997
10/20/20	11/1/20	4250	\$4,421.02	\$4,421.02	\$4.421.02
10/20/20	2/1/21	4250	\$2,210.51	\$2,210.51	\$2,210,51
10/20/20	5/1/21	4250	\$2,210.51	\$2,210.51	\$2,210.51
Total			\$8,842.04	\$8,842.04	\$8,842.04

## SECTION IX

## **SECTION A**

## SECTION 1

#### Hopping Green & Sams

Attorneys and Counselors

March 3, 2021

Lakeside Plantation Community Development District c/o Tricia Adams, District Manager Governmental Management Services-CF, LLC 219 East Livingston Street Orlando, Florida 32801

Re: Lakeside Plantation Community Development District

Dear Tricia:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. Our firm has not increased the hourly rates charged to the District since 2019. Our firm is respectfully submitting this notification to increase our standard hourly rates well in advance of the budget creation for the next fiscal year. My hourly rate is proposed to adjust from \$270 to \$285, which is an increase of \$15 per hour. The hourly rate for associates most likely to provide services to the District is proposed to range from \$265 to \$285. The hourly rates for all other attorneys will adjust to their standard hourly rates. The rate for paralegal services will increase from \$145 to \$160. The new hourly rates are proposed to take effect on October 1, 2021. I would ask that this letter be added to the next agenda for Board discussion.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,

/s/ Sarah R. Sandy

Sarah R. Sandy

SRS/lk

cc: Joe Szewczyk, Chairman

## SECTION B

## SECTION 1

## Lakeside Plantation CDD ACTION ITEMS as of March 2021

fem #	Meeting Assigned		Action Item	Assigned To	Date Due	Status	Comments
-	11/20/19	Tennis Court Fence Posts	ence Posts	AM		Completed	Amenity management maintenance staff
						Daniel III	completed pariorillat items.
							BOS approved NTE \$2K for bulb/ballast
							replacement and diagnostics (per
							engineer's scope) 12.16.2020. Ritzman
							was on site February 2021 and lights for
							Courts #3 & #4 now function. Further
c	11/20/10	Topica		4		1	electrical diagnostics and repairs are
7	11/20/13	I ELIIIIS COULI LIGUIS	Ignis	AM		In Process	required and scheduld 03.10.2021.
c							BOS approved proposal 02.17.2021 and
2		Resilooni Paniilons	IIIONS	AM		Completed	work was completed by early March.
4	12/16/20	Erosion Behind	Erosion Behind Tennis Courts	DE / AM		in Process	AM / DE to investigate
							Proposal approved. Vesta conferring
Ļ	700	: :					with legal staff regarding ADA
n	1/2/1/2/1	Resident Direct	Resident Directory Proposal & Feasibility	AM		In Process	compliance and other issues.
							Proposals for repair and / or
(	000						replacement are being gathered for
٥	12/16/20	Post Lights		AM		In Process	presentation to BOS 03.17.2021.
							DE to develop scope for restoration.
1	40,40,00	<u>.</u>		ļ			Oak tree on provate property has roots
-	12/16/20	Water Ponding	Water Ponding Near Swale N of Magnolia	DE		In Process	encroaching into the swale.

## SECTION C

Amenity Center Management Report

3/17/2021 CDD Meeting

#### 1. Amenity Clubhouse Update:

- a. Inside the clubhouse and library the carpets were sanitized and shampooed.
- b. Some gym equipment was moved around and inspirational artwork was hung. A mirror that is donated and a new clock will be up soon in the gym. Positive feedback from the residents on about how the gym is set up now.
- c. Pickleball courts have gotten very busy and lots of residents enjoy playing. It has been requested for a new pickleball net, that is sturdy and could be rolled onto the court when they play.

#### 2. Facility Update:

- a. Project Updates
  - i. Tennis Court Lighting: We are still looking into the electrical issue and would like to have 4 light switches installed.
  - ii. Tennis Court Fence: Dennis and John repaired the gate entrance, and fixed the cable on court 3. John will install the 3 caps that are missing on the fence doors. Stewart Fence will not respond to messages or text now.
  - iii. Post lights: One quote from Sergeant Electrical to replace 10 post lights, Second quote from Innotech proposed to fix what we have and paint the posts that need it.
  - iv. Restroom Partitions: Innotech has completed the job in 5 days and bathrooms are open.
  - v. Bocce ball courts waiting for quote for a thicker pad that will provide more bounce.
  - vi. Fountain We have a few quotes and still waiting for one more to submit.
  - vii. Spa Heater Bill Roumy and Tamara have looked into the quotes further for a solution to propose with two vendors Alex's Pool and Heating and Symbiont.
  - viii. Boulevard Lights waiting for another quote.
  - ix. Outside Electrical box by a/c unit by gym, rusted out. There are two quotes given by Sergeant Electrical and Innotech.
  - x. Working on price comparisons for the quotes for TV, Cable and Internet.
  - xi. Resident Directory, still work in progress and ensuring we meet all the ADA compliances. Working with District Council on ADA requirements and should have demo ready for review at April board meeting.
  - xii. Sidewalks March 16<sup>th</sup>, AM will be going around with Bradley concrete to look at the sidewalks in the whole community.
  - xiii. Ceiling Corridor is becoming an issue and is starting to unbuckle which will eventually come down. This would pull down the fire sprinklers, cameras and can lights. Tamara has started to obtained quotes to fix the ceiling corridor.
  - xiv. Utilities; City of North Port water bills- Tamara did request that the city to add the areas for the water pool, fountains, and clubhouse. The FPL bill; the pool and the tennis courts are together, AM requested for the bill to be labeled pool/tennis. Both FPL & City of North Port, responded that the request may or may not be granted.

#### 3. Special Events:

- a. April 2<sup>nd</sup>- Easter Egg hunt outside with the popcorn, music, cotton candy, maybe a magician and the Easter bunny will be here for the kids.
- b. A newsletter and calendar will be out at the beginning of every month by email and some will be printed out in the office.