

*Lakeside Plantation
Community Development District*

Agenda

May 19, 2021

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

May 12, 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, May 19, 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. Consideration of Resolution 2021-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing
 - B. Consideration of Resolution 2021-04 Setting a Rule and Rate Hearing for Amenity Policies and Tennis Fees
- VII. Business Administration
 - A. Approval of Minutes of April 21, 2021 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager
 - i. Action Items List
 - ii. Presentation of Number of Registered Voters - 904
 - C. Amenities Manager – Monthly Report
 - D. Landscape Maintenance Update
- 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 consideration of resolution 2021-03 approving the proposed budget for Fiscal Year 2022 and setting a public hearing. A copy of the resolution is enclosed for your review. Section B is consideration of resolution 2021-04 Setting a Rule and Rate Hearing for Amenity Policies and Tennis Fees. A copy of the resolution is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the April 21, 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 B is the District Manager's report. Section 1 is the Action Items list for your review. Section 2 is the presentation of number of registered voters within the boundaries of the district. Section C is the Amenities Manager Report. Section D is landscape maintenance update.

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,

A handwritten signature in blue ink, reading "Lucia Lang". The signature is fluid and cursive, with the first name "Lucia" and last name "Lang" clearly distinguishable.

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 A

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakeside Plantation Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2021 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 18, 2021
HOUR:	6:00 PM
LOCATION:	Lakeside Plantation Clubhouse 2800 Plantation Boulevard North Port, Florida 34289

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of North Port and Sarasota County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

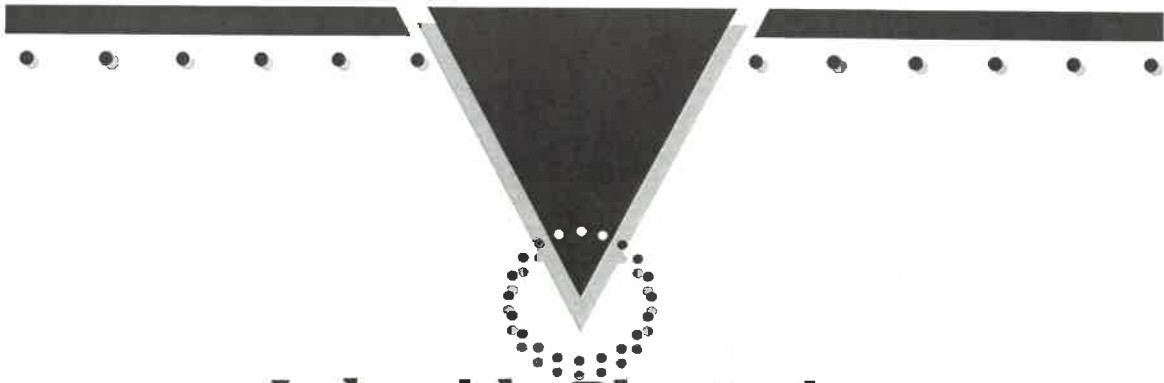
PASSED AND ADOPTED THIS 19th DAY OF MAY, 2021.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____



Lakeside Plantation

Community Development District

Proposed Budget

FY 2022



Lakeside Plantation
Community Development District

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**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
General Fund**

Description	Adopted Budget FY2020	Actuals as of 09/30/20	Adopted Budget FY2021	Actuals as of 03/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY22
Revenues:							
Tennis Club	\$ 20,000	\$ 13,240	\$ 20,000	\$ 8,167	\$ 4,000	\$ 12,167	\$ 20,000
Activities	\$ 10,000	\$ 4,942	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Clubhouse Rentals	\$ 5,000	\$ 800	\$ 5,000	\$ 200	\$ 200	\$ 400	\$ 5,000
Miscellaneous	\$ 1,500	\$ 593	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Interest Earnings	\$ 50	\$ 38	\$ 50	\$ 16	\$ 15	\$ 31	\$ 50
Operation & Maintenance Assessments	\$ 686,794	\$ 699,069	\$ 686,794	\$ 606,907	\$ 79,887	\$ 686,794	\$ 751,261
Beginning Fund Balance	\$ 19,346	\$ -	\$ 28,257	\$ 44,672	\$ -	\$ 44,672	\$ -
Total Revenues	\$ 742,690	\$ 718,682	\$ 751,602	\$ 659,961	\$ 84,102	\$ 744,064	\$ 787,811
Administrative:							
Supervisor Fees	\$ 11,000	\$ 8,200	\$ 11,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 11,000
District Manager	\$ 38,246	\$ 38,246	\$ 38,246	\$ 19,124	\$ 19,123	\$ 38,247	\$ 39,393
District Counsel	\$ 25,000	\$ 22,855	\$ 25,750	\$ 8,830	\$ 14,000	\$ 22,830	\$ 25,750
District Engineer	\$ 10,000	\$ 13,388	\$ 14,000	\$ 4,254	\$ 4,000	\$ 8,254	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,400	\$ 5,168	\$ 4,771	\$ 3,180	\$ 1,500	\$ 4,680	\$ 4,771
Audit Fees	\$ 3,700	\$ 3,185	\$ 3,185	\$ -	\$ 3,185	\$ 3,185	\$ 3,350
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 898	\$ 1,500	\$ 712	\$ 700	\$ 1,412	\$ 1,500
General Liability Insurance	\$ 6,000	\$ 5,792	\$ 6,371	\$ 6,081	\$ -	\$ 6,081	\$ 6,689
Legal Advertising	\$ 1,500	\$ 2,164	\$ 1,700	\$ 941	\$ 941	\$ 1,882	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 1,185	\$ 1,900	\$ 1,454	\$ 400	\$ 1,854	\$ 1,900
Property Insurance	\$ 8,700	\$ 8,968	\$ 9,865	\$ 9,863	\$ -	\$ 9,863	\$ 10,849
Information Technology	\$ 2,500	\$ 1,299	\$ 1,300	\$ 500	\$ 500	\$ 1,000	\$ 1,250
Website Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Total Administrative	\$ 115,621	\$ 112,524	\$ 120,763	\$ 60,614	\$ 50,849	\$ 111,463	\$ 124,427
Operations:							
Personnel Services (Management Contract)	\$ 174,706	\$ 174,704	\$ 179,945	\$ 87,372	\$ 89,973	\$ 177,344	\$ 196,544
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 29	\$ 1,500	\$ 1,529	\$ 2,500
Common Area Renewal & Maintenance	\$ 5,000	\$ 214	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Street Light/Decorative Light	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Landscape Maintenance - Contract	\$ 91,860	\$ 91,860	\$ 91,860	\$ 45,930	\$ 45,930	\$ 91,860	\$ 114,500
Landscape Maintenance - Other	\$ 5,000	\$ 3,866	\$ 5,000	\$ 1,982	\$ 1,000	\$ 2,982	\$ 5,000
Mulch	\$ 10,740	\$ -	\$ 10,740	\$ 9,200	\$ -	\$ 9,200	\$ 10,740
Irrigation Maintenance	\$ 3,000	\$ 3,670	\$ 4,500	\$ 233	\$ 1,200	\$ 1,433	\$ 4,500
Lake Maintenance	\$ 14,000	\$ 11,592	\$ 14,000	\$ 6,762	\$ 5,796	\$ 12,558	\$ 15,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,980	\$ 9,000	\$ 3,257	\$ 3,257	\$ 6,514	\$ 9,000
Water Utility Services - Entrance Feature	\$ 4,000	\$ 349	\$ 4,000	\$ 227	\$ 227	\$ 454	\$ 1,600
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 2,498	\$ 3,000	\$ 570	\$ 1,000	\$ 1,570	\$ 3,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Landscape Inspection Services	\$ 3,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Total Operations	\$ 334,726	\$ 294,733	\$ 338,045	\$ 155,562	\$ 155,383	\$ 310,944	\$ 373,384

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
General Fund**

Description	Adopted Budget FY2020	Actuals as of 09/30/20	Adopted Budget FY2021	Actuals as of 03/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY22
Clubhouse:							
Activities	\$ 20,000	\$ 12,317	\$ 20,000	\$ 1,554	\$ 2,000	\$ 3,554	\$ 20,000
License/Fees	\$ 1,200	\$ 788	\$ 1,200	\$ 847	\$ 350	\$ 1,197	\$ 1,200
General Supplies	\$ 10,000	\$ 9,052	\$ 10,000	\$ 2,780	\$ 2,500	\$ 5,280	\$ 10,000
Maintenance	\$ 14,000	\$ 16,000	\$ 14,000	\$ 7,073	\$ 7,000	\$ 14,073	\$ 14,000
Office Supplies	\$ 3,500	\$ 1,065	\$ 3,500	\$ 871	\$ 800	\$ 1,671	\$ 3,500
Public Communication	\$ 1,500	\$ 1,208	\$ 1,500	\$ 415	\$ 500	\$ 915	\$ 1,500
Pest Control	\$ 600	\$ 600	\$ 600	\$ 150	\$ 450	\$ 600	\$ 600
Security	\$ 1,500	\$ 804	\$ 1,500	\$ 753	\$ 750	\$ 1,503	\$ 1,500
Security Patrol	\$ 30,273	\$ 20,720	\$ 30,274	\$ 3,360	\$ 16,800	\$ 20,160	\$ 25,000
AED	\$ 300	\$ 481	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 5,275	\$ 5,500	\$ 2,900	\$ 2,700	\$ 5,600	\$ 5,500
Janitorial Supplies	\$ 3,000	\$ 2,531	\$ 3,250	\$ 1,097	\$ 1,000	\$ 2,097	\$ 3,250
Electric Utility Services - Clubhouse	\$ 14,000	\$ 9,885	\$ 14,000	\$ 5,169	\$ 5,169	\$ 10,338	\$ 14,000
Gas Utility	\$ 250	\$ 146	\$ 250	\$ 81	\$ 81	\$ 162	\$ 250
Garbage Collection	\$ 2,100	\$ 2,023	\$ 2,100	\$ 835	\$ 835	\$ 1,670	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,107	\$ 4,400	\$ 1,491	\$ 1,491	\$ 2,982	\$ 4,400
Electric Utility Services - Pool	\$ 16,000	\$ 10,396	\$ 16,000	\$ 5,247	\$ 5,247	\$ 10,494	\$ 16,000
Pool Cleaning	\$ 9,720	\$ 9,310	\$ 9,720	\$ 2,800	\$ 7,400	\$ 10,200	\$ 10,200
Pool Maintenance - Other	\$ 10,000	\$ 10,068	\$ 10,000	\$ 6,455	\$ 3,000	\$ 9,455	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 6,221	\$ 5,000	\$ 1,916	\$ 1,000	\$ 2,916	\$ 5,000
Tennis Courts - Programs	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 1,000	\$ 1,000	\$ 3,500
Water Utility Services -Pool	\$ 6,000	\$ 5,508	\$ 6,000	\$ 2,492	\$ 2,492	\$ 4,984	\$ 6,000
Total Clubhouse	\$ 162,343	\$ 127,504	\$ 162,794	\$ 48,286	\$ 62,815	\$ 111,101	\$ 158,000
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 158,450	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 132,000
Total Other Expenditures	\$ 130,000	\$ 158,450	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 132,000
Total Expenditures	\$ 742,690	\$ 693,211	\$ 751,601	\$ 394,463	\$ 269,047	\$ 663,509	\$ 787,811
Excess Revenue (Expenditures)	\$ (0)	\$ 25,472	\$ 0	\$ 265,499	\$ (184,944)	\$ 80,555	\$ (0)

* Reflects beginning fund balance less FY22 operating reserves of \$132,000.

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,247	\$ 303,114
Multi Family	236	0.68	\$ 842	\$ 198,708
Villas	192	0.80	\$ 998	\$ 191,598
Commercial	10	8.09	\$ 10,085	\$ 105,793
Subtotal: Gross Assessments				\$ 799,214
Less Discounts (6%)				\$ (47,953)
Net Annual Assessment	681			\$ 751,261

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

REVENUES:

Tennis Club

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

Activities

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

Clubhouse Rentals

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

Miscellaneous

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

Interest Earnings

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

Operation & Maintenance Assessments

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

District Manager

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

District Counsel

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

District Engineer

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

Disclosure Report

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

Trustee Fees

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

Audit Fees

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

Postage, Phone, Faxes, Copies

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

General Liability Insurance

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

Legal Advertising

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

Dues, Licenses & Fees

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

Other Current Charges

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Property Insurance

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Operations:

Personnel Services (Management Contract)

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

Road & Sidewalk Repairs & Maintenance

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

Common Area Renewal & Maintenance

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

Street Light/Decorative Light

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

Landscape Maintenance - Contract

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

Landscape Maintenance - Other

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

Mulch

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Irrigation Maintenance

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

Lake Maintenance

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

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	\$ 1,024	\$ 12,288
Contingency			\$ 2,712
Total			\$ 15,000

Electric Utility Services - Entrance Feature

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

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	\$ 600	\$ 7,200
Contingency			\$ 1,800
Total			\$ 9,000

Water Utility Services - Entrance Feature

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

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	\$ 50	\$ 600
Contingency			\$ 1,000
Total			\$ 1,600

Repairs & Maintenance - Entrance Feature

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

Miscellaneous Tools & Equipment

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

Clubhouse:

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

License/Fees

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

General Supplies

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

Maintenance

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

Office Supplies

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

Public Communication

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

Pest Control

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

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

Security

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

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

Security Patrol

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

AED

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

Telephone & Internet Services

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Janitorial Supplies

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

Electric Utility Services - Clubhouse

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

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

Gas Utility

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

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
Total			\$ 250

Garbage Collection

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

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

Water Utility Services - Clubhouse

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

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2022

Electric Utility Services - Pool

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

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

Pool Cleaning

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

Location	Monthly	Annual
2200 Platation Blvd	\$ 810	\$ 9,720
Total		\$ 9,720

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Tennis Courts - Programs

Represents cost associated with operating tennis court programs.

Water Utility Services - Pool

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

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

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

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

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Capital Reserve Fund**

Description	Adopted Budget FY2021	Actuals as of 03/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY22
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ 12,361	\$ 142,361	\$ 132,000
Interest Earnings	-	210	70	280	-
Carry Forward Surplus	438,337	376,306	-	376,306	497,491
Total Revenues	\$ 568,337	\$ 506,516	\$ 12,431	\$ 518,947	\$ 629,491
Expenditures:					
Clubhouse Exterior Building Elements	\$ 52,983	\$ -	\$ -	\$ -	\$ -
Property Site Elements	\$ 29,453	\$ 7,750	\$ -	\$ 7,750	\$ 3,878
Clubhouse Renewal/Replacement	-	13,706	-	13,706	-
Total Expenditures	\$ 82,436	\$ 21,456	\$ -	\$ 21,456	\$ 3,878
Excess Revenue (Expenditures)	\$ 485,901	\$ 485,060	\$ 12,431	\$ 497,491	\$ 625,613

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2022	132,000	3,878	597,347	625,613	28,266
Fiscal Year 2023	134,000	135,587	602,919		
Fiscal Year 2024	136,000	87,400	659,046		
Fiscal Year 2025	138,000	62,521	742,886		
Fiscal Year 2026	140,100	175,796	715,890		

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2021	Actuals as of 03/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY22
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 155,126	\$ 20,779	\$ 175,905	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Assessments - Prepayments	\$ -	\$ 2,757	\$ -	\$ 2,757	\$ -
Interest Income	\$ -	\$ 4	\$ 5	\$ 9	\$ -
Beginning Fund Balance (1)	\$ 65,611	\$ 48,300	\$ -	\$ 48,300	\$ 49,208
Total Revenues	\$ 250,359	\$ 215,029	\$ 20,784	\$ 235,813	\$ 233,956
Expenditures:					
Interest- 11/1	\$ 48,303	\$ 48,303	\$ -	\$ 48,303	\$ 45,175
Special Call- 5/1	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -
Principal- 5/1	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 95,000
Interest- 5/1	\$ 48,303	\$ -	\$ 48,303	\$ 48,303	\$ 45,175
Total Expenditures	\$ 181,605	\$ 48,303	\$ 138,303	\$ 186,605	\$ 185,350
Excess Revenue (Expenditures)	\$ 68,754	\$ 166,727	\$ (117,519)	\$ 49,208	\$ 48,606
(1) Beginning Fund Balance is net of reserve funds of \$76,558					Interest Payment 11/1/2022
					\$ 41,874

Debt Service Assessments				
Product Type	FY 2020	FY 2021	FY 2022	Increase / (Decrease)
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2022
Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/21	1,300,000		6.950%	45,175.00	45,175.00
05/01/22	1,300,000	95,000	6.950%	45,175.00	
11/01/22	1,205,000		6.950%	41,873.75	182,048.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,300,000		548,355	1,848,355

Lakeside Plantation Community Development District

FY 2022 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERUs	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family	1	243	0	243	243	37.93%	\$284,927.51	\$1,172.54	\$1,247.38	\$1,134.31	\$113.07
Multi Family	0.675	236	0	236	159.3	24.86%	\$186,785.81	\$791.47	\$841.98	\$765.66	\$76.32
Villas	0.8	192	0	192	153.6	23.97%	\$180,102.33	\$938.03	\$997.91	\$907.45	\$90.46
Commercial	8.085	10.49	0	10.49	84.81165	13.24%	\$99,445.15	\$9,480.00	\$10,085.10	\$9,170.90	\$914.20
Total		681.49	0	681.49	640.71	100.00%	\$751,261				

FY 2022 Budget:

Administrative	\$124,427
Operations	\$373,384
Clubhouse	\$158,000
Capital Reserve	\$132,000
Less: Other Income	-\$36,550
	<u>\$751,261</u>

SECTION B

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES GOVERNING THE DISTRICT'S TENNIS CLUB MEMBERSHIP AND USE OF THE DISTRICT'S TENNIS FACILITIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Sarasota County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District's Board of Supervisors ("Board") to adopt rules and to authorize user fees or charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt tennis club membership rates and rules relating to use of the District's tennis facilities on August 18, 2021, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of May, 2021.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

Lakeside Plantation CDD
Amenities Rates, Deposits & Fees

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2021)
Effective Date: _____, 2021

In accordance with Chapter 190 of the Florida Statutes, and on _____, 2021, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Facilities Policies.

2. **Annual User Fee.** Any non-resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. **General Rates.** The following rates apply to usage of the Amenity Facilities:

Access Cards	Current Fee	Proposed Fee
First Two Cards	Free	
Each Additional or Replacement Card	\$10.00	
Guest Card	\$10.00 (refundable deposit)	

Rental Rates	Current Fee	Current Deposit	Proposed Fee
Standard Rental of Great Room (maximum of 6 hours)	\$250.00	\$300.00	\$300.00
Standard Rental of Multi-Purpose Room / Library (minimum of 1 hour; maximum of 6 hours)	\$25.00 / hour	\$50.00	\$30.00/hour
Additional "Closing Charge" (if renter requires additional clean-up time after rental expires, or for events after 9 p.m.)	\$50.00 / half hour	N/A	\$50/half hour
Fee for Access to Set-Up Rented Room before start of rental time	\$25.00 / hour	N/A	\$30.00/hour
Rental of Tables/Chairs for private event at the clubhouse outside or CDD Garage Sale.	N/A	N/A	\$30.00/day; \$50 deposit

Tennis Member Annual User Fees	Current Fee	Proposed Fee
Family, Annual Package (Up to 5 People)	\$550.00	\$1300.00
Single, Annual Package	\$400.00	\$989.00
Family, Six-Month Package (Up to 5 people)	\$360.00	\$1101.00
Single, Six-Month Package	\$260.00	\$790.00
Family, Three-Month Package (Up to 5 people)	\$180.00	\$1004.00
Single, Three-Month Package	\$130.00	\$334.00
Single, One-Month Package	\$35.00	\$111.00
Daily Guest Pass	\$10.00	\$10.00

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Non-Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service. Unless identified herein, no other amenities or facilities of the District may be rented.

7. Rental by Homeowner's Associations. Each Homeowner's Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner's Association. The District may limit or terminate a Homeowner's Association's right to use the Amenity Facilities at any time. Each Homeowner's Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner's Association.

8. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

9. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

10. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

(Revised May __, 2021)

**Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

“Board of Supervisors” or “Board” – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Lakeside Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member, Tennis Member, or Renter pursuant to these Policies and possesses a valid guest pass issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Guests, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

“Tennis Member” – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

“Tennis Member Annual User Fee” - shall mean the fee established by the District for any person that is not a Resident or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle the individual to use the Tennis Facilities only. Use of the pool, clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two (2) cards. Residents or Renters can request temporary guest passes in the office.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.
2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.

3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. Amenity facilities are for Patrons only. All Patrons may be required to present their ID cards or guest passes in order to gain access to the Amenity Facilities. Patrons and Guests must also present their ID cards or guest passes upon request by staff while at any Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.

4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
9. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein.
10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and spa rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.
17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
21. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
24. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24 hour parking pass for the Amenity Center Parking Lot Only.
25. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

26. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500 or 443-373-5464) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must present their ID cards, guest pass or verification of registration while in the swimming pool area. All Patrons must also present their ID cards, guest pass or verification of registration when requested by staff. At any given time, a Resident may have up to five (5) Guests per household to the swimming pool (unless a greater number of Guests has been approved by the Facility Manager).
2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.

9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. Tobacco products are not allowed in the pool/spa area.
26. Illegal drugs are not permitted.
27. Smoking or vaping on pool deck is prohibited.
28. The District is not responsible for lost or stolen items.
29. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
30. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY – BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.

2. All Children under the age of thirteen (13) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in Spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons eighteen (18) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of eighteen (18) is allowed in the fitness center at any time without adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District fitness centers. Personal trainers must be preapproved by the Facility Manager prior to personal training session.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.

12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:
 - A. Residents (includes both events held by the Resident and events sponsored by the Resident);
 - B. Renters;
 - C. Non-Resident Members;
 - D. Homeowners Associations; and
 - E. Community Clubs.
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least (thirty) 30 days in advance.
3. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy.
4. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
5. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

General Policies

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times. After tennis play, please clean your tennis shoes prior to entering the clubhouse.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly.
 - a. Each Guest must check in at the Clubhouse to register and sign a liability waiver, and obtain a Guest Pass. Guest Passes are available to Residents, Non-Resident Members, and Tennis Members only prior to play.

b. Residents, Non-Resident Members, and Renters with membership privileges: Residents, Non-Resident Members, and Renters with membership privileges may invite up to ~~The limit is~~ three (3) Guests per household to a single court. Each Guest may play up to two (2) times per month without paying the Daily Guest Fee. For more frequent play, a Guest may either become a Tennis Member or purchase a Daily Guest Pass. Any league play not associated with the District shall count against the number of times the Guest may play at the District's facilities.

a.—c. Tennis Members (non-residents): Tennis Members may invite one (1) Guest per week, and the Guest must purchase a Daily Guest Pass. Each Guest may play up to two (2) times per month. Any league play not associated with the District shall count against the number of times the Guest may play at the District's facilities.

4. No jumping over nets.
5. Players must clean up after play. Players are responsible for the “grooming” of their court, including brushing and re-lining prior to the end of their court time, and for removing all trash and personal items, including ~~This includes~~ “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
10. Chairs are permitted only near the exit doors of courts 1 and 4, and may not block the exits. No chairs, other than those provided by the District, are permitted elsewhere on the tennis courts.
11. Lights at the tennis facility must be turned off after use.
12. Guests under the age of eighteen-fifteen (158) are not allowed to use the tennis facility unless accompanied by a Patron eighteen (18) years of age or older.
13. The tennis courts may be reserved by the District for District-sponsored events or functions.
14. If you find it necessary to “bump” other players (i.e. ask other players to move from a court they are playing on) when it is your turn to play:
 - a) Never attempt to enter someone else's court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.

- e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.
- 15. During peak season, players are encouraged to reserve courts in advance. Individual players, including league captains and team captains when not booking for league or team play, may reserve one court at a time up to ~~one (1)~~ week in advance. Team captains may reserve multiple courts up to one (1) week in advance. Tennis leagues may reserve courts up to six (6) months in advance and must provide the names of players who will be participating. Clubhouse staff may deny these requests if court is booked already or an event planned for that time slot. Courts may be reserved for a maximum of one (1) hour, but players may continue play if other courts are available.~~Recommendation for peak season — access reservemycourt.com for court reservations.~~
- 16. Smoking or vaping on tennis courts is prohibited.
- 17. Dogs and other pets are prohibited on the tennis courts and elsewhere inside the tennis court fenced area.

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no one is waiting, play may continue.

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests per household to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Amenity Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of pickleball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Guests under the age of eighteen (18) are not allowed to use the pickleball facility unless accompanied by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower’s end should stand outside of the court walls. Sitting on the walls is permissible provided one’s legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) Privileges at the Amenity Center can be subject to suspension or terminated by the Board of Supervisors if a Patron:
 - Submits false information on the application for a pass.
 - Permits unauthorized use of a pass.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the Rules and Policies established for the use of facilities.
 - Treats the personnel or employees of the facilities in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.
- (2) The District shall follow the following process for suspending or terminating the Amenity center privileges of a Patron or a Patron's family member or Guest:
 - a. First Offense: Verbal and Written warning by the Amenity Center Staff and Suspension from the Amenity Center for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Center privileges for one (1) week from the commencement of the suspension, with the preparation by

Amenity Center Staff of a written report to be signed by the Patron and filed in the Amenity Center office.

- c. Third Offense: Suspension of all Amenity Center privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.
- (3) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
 - (4) Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Center, or violates these Policies in a manner that, in the discretion of the Amenity Center Staff upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.
 - (5) Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

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, April 21, 2021 at 6:00 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
Lauren Gentry <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Scott Smith	Vesta
Tamara Lorf	Vesta
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:01 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(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 comments to the Board of Supervisors. If you want to make a comment, please state your first and last name as well as your address. We ask that you limit your comments to three minutes. Mr. Rice, did you want to make a comment or do you want me to read something into the record?

Resident (John Rice, Magnolia): I will make a comment when the topic comes up on the agenda.

Ms. Adams: There is another place on the agenda for general audience comments, but it will be after the Tennis Policies are discussed. This is an opportunity to make comments regarding any item on the agenda or anything that is not on the agenda.

Resident (John Rice, Magnolia): I will wait until this item is discussed.

Mr. Szewczyk: You need to make your comments now.

Ms. Adams: This is the time on the agenda for you to talk about tennis policies.

Resident (John Rice, Magnolia Circle): Okay. If there is any discussion from the Board as to recommendations that were made for the tennis policy to be approved, I have a handout that I will present to the Board when they get to it in the discussion.

Ms. Adams: Thank you.

Resident (Fran Dobler, Scarlett Avenue): I know that we don't have Blooming's anymore and have a contract with Twin Palms. I lived here from the very beginning. We built our house and through the years, actually the last several years, I have seen a deterioration of the common areas. They look awful. I was wondering if there is something that can be done to make those areas look a little neater and nicer, even though there is no irrigation there. It doesn't look nice at all. They came and cut the grass on Friday, but they are cutting the grass too low and killing the grass. Also, if you drive around Scarlett Avenue and you look at the sewer areas, the weeds are very high. So, they never took care of that. When they first started, my husband and I were sweeping outside. They asked me if we were in the HOA. I explained to them, *"Yes, Of course. The ceramic plates that have numbers on them are in the HOA, supposedly, but you need to ask your Foreman to make sure you are doing the right thing."* So that concerns me too. They are not good. I understand that it's very hard to get help. It's very hard to get someone in our community because it's not huge, but I really think the common areas are awful. We cleaned out the common area on the side of my house. I pulled out garbage. I pulled out suitcases. I pulled out debris that was just dumped on the side of our house. I was very upset because I paid for that.

So, we put a Ring® security camera in on the side of our house, so now if we are not here, we can monitor who is dumping.

Ms. Adams: Thank you. Is there anything else for the Board?

Resident (Fran Dobler, Scarlett Avenue): Can something be done to make the greens look a nicer and more inviting?

Ms. Adams: Thank you.

Mr. Sabol: Have you been to the HOA and discussed this with them? Because that is an HOA issue.

Resident (Fran Dobler, Scarlett Avenue): They told us that the common area was CDD property.

Ms. Adams: Thank you for your comments.

Resident (Fran Dobler, Scarlett Avenue): Thank you.

Resident (Debra Johnson, Scarlett Avenue): I see that you have on your agenda fountain repairs. That one fountain on the left-hand side as you come in has been down for months. Originally, I was told that the parts were on backorder, but it has been too long. So, I don't know whether they have the right contractor for that. We cannot always think that cheaper is better. We need to get that fixed. It's time to get it fixed. If you don't have the right contractor, get some more bids. I don't know how much it costs, but try to get somebody who can do the job and do it so good that it works. Thank you.

Ms. Adams: Thank you. Is there anyone else from the audience who would like to make a comment to the Board of Supervisors? Hearing none, do we have any callers on the line who called in to make comments to the Board of Supervisors? Hearing none, for the benefit of the audience, oftentimes your questions will be answered during the course of the meeting. If the topic that you brought up is not discussed by the Board, the Amenity Manager makes a note of all questions and follows up outside of the meeting. So just be aware that your comments have been noted.

FOURTH ORDER OF BUSINESS

District Engineer's Report

Ms. Adams: I believe Brent Burford on the telephone. Brent, go ahead.

Mr. Burford: Yes. I have an update on the pond bank repair. The contractor is expected to be out at the end of this week or the first of next week to start laying out the bags and begin

repairs. I'm going to be with him on the first day he shows up to make sure that they access our lakes through drainage easements and not through someone's yard. We don't want to have any issues like we did on the last set of repairs. Other than that, I don't have anything else to report.

Ms. Adams: Do we have any questions for Brent?

Mr. Roumy: What about the drainage behind the tennis courts?

Mr. Burford: That is another reason why I wanted to meet them out there. They actually installed a drain for us over the pickleball courts. I want to get with the contractor to see if he can help us out with the drainage over at the tennis courts. So, I will follow up with him.

Mr. Roumy: We had a severe problem on Court 4, which I mentioned to Tamara a few weeks ago. When it rains, there is a pooling of water on the court because the court is lower than the grass on the side by the lake. So, there is no way for the water to dissipate for the court to dry. If it drains, we will be able to play in six hours on Courts 1 through 3, but Court 4 is not draining because the grass is higher than the court. I asked Tamara if someone can come with a backhoe and grade it down and take that grass off and grade it down to the lake that will help the court tremendously.

Mr. Burford: The contractor will be there the end of this week or the first of next week. I will be glad to look at that and provide you with a recommendation.

Mr. Roumy: Okay.

Ms. Chichelli: How about the problem we have with the drainage swale?

Ms. Adams: Brent, is Ms. Chichelli referring to the drainage swale behind Magnolia? You can share our recent communication on that.

Mr. Burford: Yes. I saw it the other day. The location of the trees in relationship to the swale, to try to take the roots off to get them out of the swale, you are basically taking the roots off right along the trunk of the tree. We are going to de-stabilize the tree if it survives. Either way, I think it's going to create a hazard. The other issue we have is those trees are directly located on the rear of homes. They are not on CDD property. So, we still have some work to do to figure out exactly how we need to approach this.

Ms. Adams: Brent reached out to me as District Manager and I'm doing some investigations. They need to confer with legal counsel regarding the improvements that are needed.

Ms. Chichelli: Thank you.

Ms. Adams: Is there anything else for Brent?

Mr. Sabol: No.

Mr. Szewczyk: No.

Ms. Adams: Brent, thank you so much for calling in. We appreciate it.

Mr. Burford: Thank you.

Mr. Burford left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

None.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Proposals for Fountain Repairs

Ms. Adams: Included in your agenda package under Section 6A are proposals for fountain repairs. This topic has been discussed over the course of several meetings. The Amenity Manager reached out to several companies that have good reputations in the area. The first proposal from Innotech, describes the type of fountain we currently have. I don't know if any Board Members have looked at the pump storage rooms for the inground storage tanks, but there are three pumps. One set of pumps are working. The other has a problem with the sump pump and there was some flooding. We don't yet know the full extent of the damage to the motors. So, there are different thoughts from different vendors on the best approach for repairs or replacement with different style equipment. The proposals are included in the agenda package. Would the Board like for Tamara to present each proposal?

Mr. Roumy: Thank you for the proposals; however, I assume it's free. There is no dollar amount.

Ms. Lorf: Innotech was going to be here tonight, but they had an emergency. The other two quotes are to replace what we have already. We are just fixing the same problem. Innotech is trying to keep the water feature that everyone wants to keep, but with a different type of pump, either a sewer style or floating pump. That way, you can still get the water. He is going to have to purchase those pumps first to get the water you want. He said that he couldn't give you a quote, but it's definitely going to be cheaper than fixing the type of motors they have now. We have two motors and another pump.

Mr. Roumy: I understand, but there is no dollar amount attached to it.

Ms. Lorf: Correct.

Mr. Szewczyk: We can set a not-to-exceed amount.

Ms. Adams: This proposal from Innotech is proposing an entirely different style of pump system than what is currently out there. Currently, you have those three pumps encased in that pump house area. They are proposing to go to a float style pump, which is a type of system you often see in retention ponds. It is a free floating and weighted ring. Like the Board, I was hoping that they would be here to get clarification on time and materials, but ultimately their proposal is just going to be for labor to investigate the feasibility of this style of pump, which would be on both sides of the fountain. In order to repair the existing equipment, the Board has two different options. Tamara researched different quality vendors in the area, so I want her to present these two proposals and make comments regarding the differences in their proposals.

Mr. Roumy: Can I mention one thing?

Ms. Adams: Yes.

Mr. Roumy: Water Equipment Technologies is proposing a new feature pump for \$1,600. What is a feature pump and what are the features of the pump? No one knows.

Ms. Lorf: It will just give you the same look that you have now. He's calling that pump a "*Feature pump*."

Mr. Roumy: I understand, but when someone says, "*Feature*," I would like to know the feature of that pump. What does it do?

Ms. Lorf: It's going to be the same pump as what you have now.

Mr. Roumy: I don't know what we have now.

Mr. Szewczyk: It's going to look the same. Right?

Ms. Lorf: Yes.

Mr. Roumy: They are using big words. When they say, "*Feature pump*," does the pump have to have features? I don't know what the features are.

Mr. Szewczyk: Let Tamara present the three quotes and then we can go from there.

Mr. Roumy: The fourth one is a nameless proposal. I don't see a name on it. I assume it's from John's Electric.

Ms. Lorf: Yes. It's in small print.

Ms. Adams: You are correct. I had the same confusion, Supervisor Roumy. If you look at the address line, there's an email address that confirms it's from John's Electric. I agree with you. It shouldn't be hard to find a vendor's name on the proposal, but it is what we have to work with.

Mr. Sabol: We had John's Electric before.

Ms. Adams: Yes.

Mr. Sabol: They proposed to fix it the same as it was.

Ms. Lorf: Yes.

Mr. Sabol: Water Equipment Technologies is basically the same.

Ms. Lorf: Yes.

Mr. Sabol: What Innotech is proposing is a floating system, which may be what we actually need. So, we have to investigate that. That is what we should be doing, in my opinion. If you look at this whole thing, where is the water coming from in the first place? Is it coming just from that pump that is leaking or is it coming from somewhere else that is causing us a problem? We have to look into that.

Ms. Lorf: Yes. That is part of the proposal. I don't know if it's a valve or not or why it started leaking water. That's the proposal from Water Equipment Technologies. John's Electric has been here several times to fix it. They propose replacing those pumps to give us the same feature. Innotech wants to keep your water feature, but if something happens to that new type of pump, the submersible or water one, if it goes on five to ten years, it is only going to be a couple hundred dollars for a pump versus a couple of thousand for one motor. They have to play around with it to get you exactly what you want. Cost-wise, it's not going to be a crazy amount for a motor. It's just a pump. You won't need those volts anymore. It will be obsolete. You can keep them there, but you won't have any defaults anymore either.

Mr. Sabol: Do you have another proposal that you can present to us now?

Ms. Lorf: No. Just those three.

Mr. Roumy: Who provided the service so far on those pumps for the fountains?

Ms. Lorf: Innotech has gone out there and checking the filters.

Mr. Roumy: What about servicing them?

Ms. Lorf: There was never a maintenance company for the fountains. Moving forward, whatever you decide, if you decide to replace those motors, that would be something we can discuss. I will be having maintenance come out and keep an eye on them.

Mr. Roumy: It seems like every year we have this same issue. We don't have a service contract, someone who comes here on a monthly basis or every six weeks to check it out.

Ms. Lorf: Right.

Mr. Szewczyk: Maybe it's a good idea we change that.

Ms. Benjamin: Didn't somebody mention a couple of months ago about possibly updating the water feature altogether?

Mr. Szewczyk: I think something was mentioned.

Ms. Chichelli: We said that we didn't want something expensive.

Mr. Roumy: What I've asked since the inception of these pumps or these fountains, is how much has been spent so far to replace, check it out and everything else. If it's going to continue for the residents to pay every month to repair the fountain, maybe there are other ideas we can come up with that will be acceptable by the residents, instead of every other month, spending \$2,000 on repairs. That's my opinion.

Mr. Szewczyk: My feeling is if we change the type of set up and get away from the motors, that might solve the problem. I don't think the community is ready to knock down and put a new water feature in. If you take a look at the Reserve Study coming up into the next budget season, we are already looking at a little bump in assessments.

Resident (Debra Johnson, Scarlett Avenue): I want to know why.

Ms. Adams: Excuse me. This is Board discussion.

Mr. Szewczyk: This is our discussion.

Resident (Debra Johnson, Scarlett Avenue): I had my hand raised for a long time.

Ms. Benjamin: You can't talk now. It's not the time.

Mr. Szewczyk: The Reserve Study is kind of like our guiding document as far as lifespan, what is going to need to be replaced, etc. Based on certain lifespans, things are coming up that need to be replaced or are scheduled to be replaced. Some of it may have been done already. Some might need to be put off, but that put off is going to be an eventuality. So, I don't know where a possible redo of the water feature is in that Reserve Study, but I know it was several years ago when we looked at a total redesign. People were hemming and hawing over the price

of the drawings to redo things around the community. So that's why it is my opinion that I don't think we are ready to knock down and rebuild the water feature, but Bill, like you said, we sunk a lot of money in doing the same repairs all of the time. So maybe it is time to change the mechanics and see if it works out better. I know Innotech couldn't be here, but I would be interested to know exactly how it's going to work with them. We can't keep replacing motors. Seals break and the thing floods. We replaced the motor. It is a constant thing. Every other year we are having to do that. Every weekend, I drive out of this community and there are people taking pictures out there. It is a beautiful entrance. Like Ms. Debra Johnson said, it has been out for a long time. Too long. Maybe as long as the spa.

Ms. Adams: Mr. Chairman, the Board does have several options on handling this matter. The Board could table this item until next month and ask for Innotech to come in and provide a presentation, including what kind of effect this new style fountain would have in terms of water spray, etc. Alternatively, the Board can approve a not-to-exceed amount. The other proposals are a little over \$1,600 so the Board can set an amount not-to-exceed and move towards that free floating fountain option. The Board could also delegate authority to the Chairman to approve a proposal from Innotech that is populated with an amount. It's up to the Board.

Mr. Szewczyk: One of the reasons we always have a lawyer here is because things used to be brought up. Then the Management Company would have to get a lawyer. The lawyer would get back to us and it would be three months later before we could act on anything. So as far as one option, it is my opinion that we don't put this off until next month. Secondly, I need to know what that flow is going to look like. Okay? It has to be comparable. It has to look good. Without knowing that, I don't feel comfortable saying, *"Okay, let's go with Innotech."*

Ms. Chichelli: I agree with Joe.

Mr. Sabol: I think it's time to stop kicking the can down the road and like Joe said, and pick Innotech. Give them permission to look at it to see what they can come up with. That's the only route to go in.

Mr. Szewczyk: I'm the one that years ago sarcastically said to fill that in with dirt and have plants. I will never make that mistake again. However, I would like to be able to say, *"Give me a not-to-exceed amount to work with them"* and then approve the flow, but I want to be the one who stop people from coming here because they don't like the flow.

Ms. Adams: Mr. Chairman, we've just been notified by Innotech that they can call in. Would you like for them to call into the meeting and present their proposal to the Board?

Mr. Szewczyk: I want to see what it is going to look like. Okay? I don't know how the rest of the Board feels. I am willing to try something else, but I want to see what it's going to look like.

Ms. Lorf: When Justin came to look at it, that's what he brought up. You need to have something that's not going to overspray and not something small either because it is a big fountain. He was willing to pay out of his own pocket for different types of pumps to practice with.

Mr. Szewczyk: This guy has worked with us the last couple of meetings. He has done work on the cheap. Done it well. I am comfortable working with them, but while he's tinkering out there and working on the flow, do we want to wait another month?

Ms. Adams: Would the Board like to delegate authority to the Chairman to approve the scope?

Mr. Roumy: Do you know what's missing? Service contracts. How much is it going to cost us for service contracts for those guys to come here to check and make sure that everything is okay? We are not going to wait for this guy to charge us \$150 an hour when it breaks down. So, what is missing on those three proposals?

Ms. Lorf: This was just to fix the fountains.

Mr. Roumy: The proposal has to come with a service contract attached to it so at least we can vote on it.

Ms. Lorf: That's what they need to do next month.

Mr. Roumy: I would like to see a service contract before I do anything.

Ms. Chichelli: Can we ask him for a service contract?

Mr. Sabol: I think we are at the point where we should give the Chairman permission to meet with Innotech and make some progress. Just like I mentioned, stop kicking the can down the road. Many people are upset. We are all upset about it.

Ms. Chichelli: I think we need to decide.

Mr. Sabol: Let them explain to Joe what the hours and charges are going to be.

Mr. Szewczyk: Then I am okay if someone wants to make the motion with a not-to-exceed amount for Innotech to proceed.

Mr. Roumy: Joe, we don't know what Innotech is going to be charging.

Mr. Szewczyk: We are going to approve a not-to-exceed amount. We are not going to exceed that amount in order to finish the job.

Mr. Roumy: One is high and one is low. What do you think?

Ms. Benjamin: \$2,000.

Mr. Roumy: \$1,500? I don't know.

Mr. Szewczyk: I agree with you. If we make it \$1,500 and it's going to be more, then it has to come back to the Board. Until then, we have the go ahead and maybe we can get it done before we meet again.

Mr. Roumy: Proposals are missing.

Mr. Szewczyk: Proposals are for fixing things and never included a service contract in the past. When something new was installed, yes we wanted a service contract, but let's get the thing up and running.

Ms. Chichelli: Let's say we don't replace one of the motors? We have one proposal for \$1,900 and another one for \$1,200. Right? Is that what it says?

Ms. Adams: Yes.

Mr. Sabol: There are supposed to be four. The last two are with John's Electric and Water Equipment Technologies. That is basically the same thing that they've done for 10 years. So, let's get away from that and look into something new, which is Innotech. Let them come in and give us a decision on which way we should go.

Ms. Adams: So, the motion might be to delegate authority to the Chairman to approve the scope for the fountain replacement in a not-to-exceed amount of \$2,000.

Mr. Sabol: So, I approve Joe, the Chairman notify Innotech and give them a price not-to-exceed \$2,000 to let them look at it and give us a decision as quickly as possible on which way we should go.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor delegating authority to the Chairman to approve the scope for the fountain replacement in an amount not-to-exceed \$2,000 and work with Innotech was approved.

Ms. Benjamin: I just want to discuss one thing. It says that they plan to paint both fountains. Are they going to repaint it the same color?

Mr. Szewczyk: Yes, as the Clubhouse.

B. Consideration of Data Service Options

Ms. Adams: Included in your agenda package under Section 6B is information related to your data services. During the course of reviewing accounts payable, there was a question brought up regarding the cost for the current service provider, which is Frontier. Tamara researched different options. The first option is to keep with your current provider. Rather than going with a no contract option, which is what you currently have at \$434 a month, if the District wanted to enter into a two-year contract, it would drop the price for the equivalent service down to \$311 per month. Alternatively, if the Board wanted to switch service providers and use Xfinity to have faster data lines, it is a two-year contract. The base amount is \$248. There is one-time installation fee. The District would benefit from a Visa prepaid card.

Ms. Benjamin: How would that be used?

Ms. Adams: We could use it towards expenses and keep track of the activities, expenses or other incidental expenses related to purchasing minor repair supplies and just provide that with the financials so it's tracked.

Mr. Szewczyk: It's almost like petty cash.

Ms. Adams: Exactly.

Mr. Szewczyk: My only question with Frontier, is there is a sports package and sports is a big thing on the TV up here. So, if we dropped that, it might cause some issues, especially in the Gym. Do we know how much Xfinity would charge for a sports package?

Ms. Lorf: I believe that's another \$50. This TV in here doesn't offer much. In the Gym, most of time not many sports are being watched. Sometimes the TV is not even on in the Gym. That's why I didn't put that in there because the cost was going to be more.

Mr. Szewczyk: Okay.

Mr. Roumy: Does Xfinity offer phone, fax and security services equally?

Ms. Lorf: It will be the same three lines that we currently have. They would be converted over.

Ms. Chichelli: Tamara, the current plan we have is for four HD boxes.

Ms. Lorf: Right.

Ms. Chichelli: Are those going to be included by Xfinity?

Ms. Lorf: No. Those are extra. Right now, they are not even being utilized. So, to add the HD boxes, there wouldn't be much savings.

Ms. Chichelli: But it will be more than we have right now.

Ms. Lorf: It would just be for three TVs; two in the Gym and the one out here.

Ms. Chichelli: Okay.

Ms. Lorf: This TV actually only gets used by the HOA the other one has been used by a resident in the last three to four months since they have been here.

Mr. Roumy: It's a no brainer for us to go to Xfinity.

Ms. Benjamin: Does anyone have Xfinity? I use Frontier and have no complaints, but I can't speak to Xfinity because I am don't have experience with them.

Mr. Szewczyk: I only have internet in my house from Xfinity. I don't have a problem with their service.

Mr. Roumy: I have no problems.

Ms. Benjamin: Okay.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor switching to Xfinity for data services was approved.

C. Consideration of Tennis Membership Fees and Tennis Policies

Ms. Adams: This is preliminary information for discussion. As the Board is aware, you adopted tennis fees for tennis memberships here at Lakeside Plantation. The Board requested that the Amenity Manager reach out to other tennis programs in the area to get an understanding of what their fees are and see where Lakeside Plantation is in terms of the market. Ultimately, if the Board wants to increase any fees above what your current rates are capped at, it will require a rule hearing, which needs to be noticed in the newspaper with a 28 and 29 legal advertisement. If the Board wants to move forward with the rule hearing, it might make sense to make this synchronize with your budget adoption, which comes up in August of 2021. Just to let you know, we are in a very preliminary stage right now. We are going to provide information regarding what other tennis programs are charging. The Board will have time to consider where you want Lakeside Plantation to be in that market. Along with that, we also have our Amenity Facility

Policies. Ultimately, the Amenity Facilities Policies also need to go through a rulemaking hearing in order to change them because of the suspension and termination of privileges that are attached to those. So, there is information provided for discussion regarding the tennis policies. This information would then go back to legal counsel to integrate into the Amenity Policies. Again, we can schedule a rulemaking hearing to fully adopt and implement these policies. This is ready for presentation. Tamara has done all of the legwork on this so I'm going to have her present the tennis membership comparison. There is a chart included in your agenda package under Tab C.

Ms. Lorf: Four places were called. The Courtside Tennis Club gave me a price for a three month, six month and annual membership for single and family to compare to our rates. Do you want me to go over the numbers?

Mr. Szewczyk: I don't think you have to.

Ms. Lorf: With Englewood tennis club, there is a comparison for three months, six months and annual memberships. Sarasota Sports Club provided the same thing, but they noted that this includes their swimming pool and other social events into those prices. It's the same with Twin Isles. You can see what we are currently charging is quite less than what other locations charge.

Mr. Szewczyk: I crossed out Sarasota Sports Club and Twin Isles because they are not apples-to-apples. Obviously, this is a very nice place that to come and play. It would be very easy for me to say, *"Let's go ahead and schedule that rate meeting"* because we are out of line with what is being charged here.

Ms. Chichelli: Is there any way that we can get some other quotes?

Mr. Roumy: They would be more expensive.

Ms. Lorf: The reason we didn't get the other ones is because they are also including that with the golf as well. It was just the clay courts that we did quote on.

Mr. Roumy: Hey, Joe, an idea is to take Englewood's rate and average them out.

Mr. Szewczyk: I think somebody mentioned wanting to increase by more than 20%. I don't know where I heard that from. We need to at least split the difference regardless of whether it is 20% or not in order to get it more in line. Can we agree that we need a rate hearing for tennis?

Mr. Sabol: Well, if you increase rates, you will deter people from playing tennis.

Mr. Szewczyk: Maybe not, because it is still going to be less than having to play elsewhere.

Mr. Sabol: I'm just saying that's an option that might happen.

Mr. Szewczyk: Yes.

Mr. Sabol: I agree with you. The other ones are so much more expensive. We should be doing something. Maybe that 20% is right. Okay?

Mr. Szewczyk: Well, I think we can discuss that at the rate hearing.

Mr. Roumy: Joe, we are not a public court. Either we are in line with the other clubs or we aren't.

Mr. Szewczyk: I agree, but for the benefit of those that are here, you are a resident. You have a lot of people that aren't. I only suggested that we split the difference the first year, get it a little more in line and then a year later have another increase. That might ease the pain of those that are and we still have plenty of revenue coming in.

Mr. Roumy: I think the season starts from October on. Right?

Ms. Lorf: Yes.

Mr. Roumy: We have to raise the price for next year.

Mr. Szewczyk: Yes. When the rate hearing is set, we can say that these are effective on October 1st. So, should we schedule a rate hearing?

Ms. Adams: Yes. Let me just get some additional feedback from the Board before we make a motion on this. Typically, with the legal notice, there is a rate schedule included. So, we will want to have some kind of idea from the Board on what we want to put in the notice. I'm hearing 20%. Is there consensus from the Board?

Mr. Szewczyk: I suggest splitting the difference in half and raising it to whatever that is.

Ms. Gentry: I'm filling in for Ms. Sarah Sandy. For purposes of the notice, you don't necessarily need to have your exact fee set, unless the Board can agree on a rate. What you can do is advertise a range of fees and then at your rate hearing, you can set the fee in that range? That may be a good solution if the Board needs more time to consider this or get resident feedback.

Ms. Adams: Additionally, staff can prepare the notice with that range in it and bring that back for Board approval, which gives the Board a little more time to think about what rates you

want to have in the legal notice, if that is starting at a 20% increase up to the next most competitive tennis fee.

Mr. Roumy: I did some calculations already and I'm proposing the following: One month would be \$111, three months would be \$334 for a single and \$1,000 for a family. Six months will be \$790 for a single and \$1,100 for a family. Annually, it will be \$989 for a single and \$1,300 for a family. I added the three quotes and averaged them out.

Ms. Adams: Supervisor Roumy, can I just double check? A family membership for three months is \$1,000, but six months is \$1,100.

Mr. Roumy: Yes, some of it. If you look at the other clubs it's \$1,420. It doesn't change much.

Mr. Szewczyk: That's true. Bill, you are the one that plays tennis all the time. What do you suspect we are going to lose as far as memberships?

Mr. Roumy: How many paying members do you have now?

Ms. Lorf: About 50.

Mr. Roumy: You might lose 60%, but no one is going to go to Englewood or Courtside and play. It's too far.

Mr. Szewczyk: That's what I'm saying. Do you know that we are going to lose 60%?

Mr. Roumy: I say maybe 60%, but no one is going to go to Courtside or Englewood to play. They will be forced to come and play here, because it's going to be a little lower than Courtside and Englewood. Maybe we are going to lose 60% or maybe not.

Mr. Szewczyk: That seems like a lot to me. I know that we are more than making up for it on the income side.

Mr. Roumy: Maintenance for the courts will be a lot less.

Mr. Szewczyk: That's true. Less play equates to less maintenance.

Ms. Benjamin: I know that we have to raise the prices, but maybe like Joe was saying, we can do it incrementally.

Mr. Szewczyk: If I look at Courtside's rate of \$605 for three months and our \$130, the difference between \$600 and \$100 is \$500. That matches the \$250 we have and bring ours up to \$350.

Mr. Roumy: I said \$334.

Mr. Szewczyk: Okay. Let me see if the math works out on the next one.

Mr. Roumy: The next one would be \$790.

Mr. Szewczyk: \$1,000 minus \$250 is \$750.

Mr. Roumy: Plus \$260.

Ms. Adams: \$660 plus \$350.

Mr. Szewczyk: You are not going to end up that far off.

Mr. Roumy: \$790.

Ms. Adams: They are pretty close.

Mr. Szewczyk: I'm fine with Bill's numbers.

Ms. Adams: Supervisor Roumy, you did not mention the day rate. What do you think about the \$10 day rate?

Mr. Roumy: It is too low. Someone can come here 10 to 15 times a month. It would be cheaper than paying.

Ms. Benjamin: Nobody else has daily rate passes on the other people you polled?

Ms. Lorf: No.

Ms. Benjamin: So why do we?

Ms. Adams: We want tennis members to be able to bring guests.

Ms. Lorf: Paying that much more, they should be able to bring a guest? Am I wrong?

Mr. Szewczyk: No, but then we would have to make sure that was considered in the Tennis Facility Policies.

Ms. Lorf: We get a lot of people that pay the guest fee rate right now. They can come in and bring someone for \$10. So, we do get that quite a bit.

Mr. Szewczyk: They would have to come 11 times in a month for it to be worth it.

Mr. Roumy: Exactly. Some people come more than that.

Ms. Adams: There are no restrictions on the number of guest passes.

Mr. Szewczyk: That is basically three times a week. It's close to a wash coming three times a week.

Ms. Adams: We can also consider putting a cap on the number of times a guest can visit each month.

Mr. Roumy: They can control the number of guests.

Mr. Szewczyk: Okay. So maybe we need to build that into the Facility Policies.

Ms. Adams: You have flexibility. You will have many more months to discuss this before you get to your rule hearing. At this point, does the Board want to still consider a daily pass or guest rate?

Mr. Roumy: You can leave it at \$10, but the number of guests should be reduced.

Mr. Szewczyk: I agree.

Ms. Adams: Board Members, would you like to review the legal notice and then set up your rule hearing or do you want to set your rule hearing date now and direct staff to prepare the notice? The soonest that we can do it with the 28 and 29 days would likely be your June meeting or if you want to have more time to live with this concept knowing that it's not going to start until October, we can keep everything so it is synchronizing with your budget adoption rule hearing, which will be scheduled for August.

Mr. Szewczyk: But if we have the rule hearing, those numbers could be in the budget for August.

Ms. Adams: They are going to be in your draft budget next month based on the outcome of your discussion tonight.

Mr. Szewczyk: Personally, I would like to set the rule hearing.

Ms. Adams: Set the rule hearing for June?

Mr. Szewczyk: Yes, for June. Only because traditionally, we haven't met in July. So, I would rather get it done and make sure it's ready to go. This way, we can make sure that the numbers are built into whatever our final budget is going to be.

Mr. Roumy: I think the people who play golf has to come first.

Mr. Szewczyk: Yes, but we can have the hearing to set the rates. I would like to have it in June.

Ms. Adams: Looking at the calendar, it looks like the June meeting will be June 16, 2021.

Mr. Roumy: I will not be here on the 16th. Maybe we can have it the week before.

Ms. Adams: Your Board Meeting in June falls on June 26th.

Mr. Roumy: Maybe I can meet via Zoom.

Ms. Adams: You can call in. That's a good point. So, we are going to have discussion about your Tennis Policies. Does the Board want to make a motion now regarding setting up the rule hearing for June 16th or would you like to discuss the Tennis Policies and then make the motion?

Mr. Szewczyk: Either way it is going to June 16th. I would be glad to discuss the policies.

Mr. Sabol: I have something else that I want to interject into the conversation about the policies.

Ms. Adams: Yes. Let's turn to the policies. It's on the next page. Tamara researched the information that was provided by the Lakeside Plantation resident, Mr. Rice. I met with him. She also researched information that was posted at the tennis facilities and then researched the current adopted Tennis Policies in your overall Amenity Policies. Based on that, she prepared a one-page synopsis that will be considered as part of your discussion tonight and then ultimately integrated into the Amenity Policies. That final version would be adopted at your rule hearing.

Mr. Sabol: I would like to clarify something in our policy. What is the definition of a resident? We have a situation where we have one person who plays a given night, I think Wednesday or Thursday night, brings three people with him. I heard through the grapevine that he lives with his sister. If that house is in his sister's name, does that make him a resident?

Ms. Adams: Yes. The Amenity Policies actually contemplate the definition of a resident. Typically, that is an occupant of a household. So, if he receives utility bills and things like that, we can look at the definition, which is included in your overall Amenity Policies and make sure that it's comprehensive enough to address those issues.

Mr. Sabol: The man is taking advantage of us and I think it's time to change that.

Mr. Roumy: Exactly right.

Ms. Adams: We will have to look at the definition in the Amenity Policies, but typically a resident is a property owner or someone who resides in that household. Lauren, I don't know if you have those Amenity Policies in front of you.

Ms. Gentry: I do, actually. According to the Amenity Policies, a resident is any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation CDD.

Mr. Sabol: So, a brother and sister qualifies.

Ms. Lorf: Yes. His sister did sign him in.

Mr. Roumy: Let's say that the person is divorced, but his wife stays in the house. He claims that his name is on the deed, but we don't know if his name is on the deed or not.

Ms. Gentry: Typically, when we have policies about who can use your facilities, it's patrons, which are residents, houseguests and non-resident members that pay your annual fee.

So, it may be worth considering which type of users under your Amenity Policies are appropriate to extend the tennis privileges. That is something your staff can work on to get some clarity.

Mr. Roumy: What about 3A?

Ms. Lorf: There was a separate one for residents and one for non-resident tennis members. There was confusion. What is in yellow is what was actually just changed to see if that worked with you guys because the wording wasn't clear and there was a lot of confusion. Everything in white is what the policy was already between the two policies, mainly about proper etiquette, shoes and things like that.

Mr. Roumy: 3A says, "*Tennis members (non-residents) may invite Guests.*" How many guests?

Ms. Lorf: Typically, we allow them to bring one guest with them who will pay \$10.

Mr. Roumy: They say, "*Non-residents may invite Guests.*" Guests can be 10, 20 or 50.

Ms. Adams: Does the Board want to see the word "*One*" inserted in front of "*Guest?*"

Mr. Roumy: Yes.

Ms. Lorf: These are just suggestions.

Mr. Roumy: It also says, "*Repeating guest.*" Who is going to control how many times people can be here to play? Should they come to the office and sign in?

Ms. Lorf: Right now, if someone is bringing a guest, they have to come in and sign liability waivers.

Mr. Roumy: If you have eight people playing right now and four are non-residents, I don't know if they are members or not.

Ms. Lorf: They are members. Three paid before the meeting started for three months of play.

Mr. Roumy: Only Mike?

Ms. Lorf: Mike, Penny and I don't remember the third one. Yes, they just paid.

Mr. Roumy: Who is going to control the repeating guests?

Mr. Sabol: In the past, staff had has not controlled it. We have new staff and they control it, but don't forget no matter what kind of rules we have, somebody has to enforce them. That would be Vesta and you.

Ms. Lorf: Right.

Mr. Sabol: That is what we have to rely on.

Ms. Lorf: That comes only as a suggestion from what we are seeing because residents were bringing multiple guests. They will bring in the same person every week to play or have league play. I'm like, "*Okay, how many times is enough?*" Because in the Amenity Policies for tennis, a resident can bring up to three guests to play on the court with them. So that's what we have been seeing. Residents playing tennis are bringing more than three guests or the same person every week twice a week. These are just suggestions.

Mr. Roumy: So, you are going to be controlling them.

Ms. Lorf: If it's abused, we will enforce it, but I'm just making suggestions from what we are seeing and what keeps happening.

Mr. Szewczyk: I know it's early, but do you have any idea how you would enforce it?

Ms. Lorf: As of right now, we are going up there and checking passes. It has been much better than in the past. They know that they have to come in. There have been times when the office hasn't been open yet. They open at 9:00 a.m., but usually call the day before to see if we are going to have a guest. That's fine.

Mr. Roumy: Is there a log for who is coming in where they sign in?

Ms. Lorf: Yes, we have a book that keeps track. We have a receipt book too for when they pay. We write on there who they are a guest of.

Mr. Roumy: What does "*bump*" mean?

Ms. Lorf: This was a suggestion from some of the team captains.

Ms. Adams: We can work on that language and the Board will have an opportunity to review this before you adopt it.

Mr. Roumy: Another one is, "*Time allotment for Patrons is 1 hour.*" It does not mention patrons throughout the Amenity Policy.

Ms. Lorf: That is where there was confusion before. When I was reading the two policies before, there was confusion between residents, tennis members and guests. It said, "*Residents*" and *Patrons*."

Mr. Roumy: It should indicate that we are patrons and say, "*Resident, non-resident and guests.*"

Ms. Lorf: That is what is on the new one. I took out, "*Patrons.*"

Mr. Roumy: If you look at the definition of patrons, it says, "*A regular customer of an establishment.*"

Ms. Lorf: Right. That is why it was taken out.

Mr. Roumy: So, you should change the wording of patrons.

Ms. Lorf: Patrons in the Amenity Policies mean, "*Residents, guests, non-resident members and renters who are 18 years of age or older.*"

Mr. Roumy: Exactly.

Ms. Lorf: That was taken out. It says, "*A tennis member is a non-resident.*" So, it's clear. In the Amenity Policies, residents can take three guests.

Mr. Roumy: Can I suggest one thing?

Ms. Lorf: Of course.

Mr. Roumy: Maybe we can say in big letters, "*Resident, non-resident and guests.*" Instead of having all of this mashed together, we can say, "*If you are a resident then this applies to you. If you are a non-resident, this applies to you. If you are a guest, this applies to you.*"

Ms. Lorf: Okay. Just make it larger in bold?

Mr. Roumy: Yes.

Ms. Adams: Some of the policies will be applicable no matter what category you fall into so there will be quite a bit of redundancy. We will work on a way to logically lay that out.

Mr. Szewczyk: Even though it's redundant, maybe there should be a separate page for each of those categories. This is it.

Mr. Roumy: Exactly right.

Ms. Chichelli: I have a question. You mentioned that you were working with John.

Ms. Lorf: Yes.

Ms. Chichelli: Did he see this final one?

Ms. Lorf: Yes. It was one he had suggested. I implemented it in here because when I had seen both policies, it was very confusing. So, it was nice to combine the two and make it clear who is a resident, who is a tennis member and who is a guest. It's between the team captains and John, their suggestions and taking the other two policies and putting them together as one. That is why only the yellow part is what changed. I just wanted to see what you thought, whether we should change it or keep it or had any suggestions. This is just a rough draft.

Mr. Roumy: May I suggest a Tennis Steering Committee like we had in the past. Is it possible?

Ms. Adams: Because you are a government and are required to notice meetings and keep records of meetings, there are some limitations on any group that would be advising the Board. In general, we suggest that CDDs not have committees because it's cumbersome and adds expense to the District.

Mr. Roumy: Okay. I was just asking.

Mr. Szewczyk: If John wants, he can be involved.

Ms. Lorf: That's what is happening now. He has bringing it to our attention.

Mr. Szewczyk: We just don't like the word, "*Committee*."

Ms. Adams: Board Members, I have one other change. If you are amenable, rather than having a specific amount embedded within the Tennis Policies, perhaps we might want to use, "*Day Pass Fee*" in place of a numerical amount. That way when the amount changes, we don't need to go back in and change these policies.

Mr. Szewczyk: That's fine.

Ms. Lorf: Board Members, as a point of procedure, these policies will also need to be adopted through a rule hearing. It probably makes sense to do that in the same period as you adopt the rates so don't have to advertise. In order to publish that notice, we need to have on file, a draft schedule. I heard a number of changes that go beyond just these. In order to have a draft on file, we will need to bring these back at your next meeting.

Mr. Szewczyk: Okay.

Ms. Loft: Since there are substantive changes that we discussed.

Ms. Adams: Is there any further discussion regarding the proposed Tennis Policies?

Mr. Szewczyk: We talked about the peak season and *ReserveMyCourt.com*. I would like to see something built in that you can only reserve a court two months in advance.

Mr. Roumy: It's one week in advance.

Mr. Szewczyk: One week? That's fine. I didn't see a limit listed here. I don't want a situation where somebody can lock up at the same time every day.

Mr. Roumy: I think it's built into the system. It's one week in advance.

Mr. Szewczyk: Okay.

Ms. Benjamin: We should limit the number of reservations. If I can do it a week in advance, I don't want to deal with 10 reservations. Do you know what I mean?

Mr. Szewczyk: No. What do you mean, Bonnie?

Ms. Benjamin: I mean over the course of a week we should limit how many reservations they can hold.

Mr. Roumy: If someone is reserved for tomorrow and the court is ready, they can play on the court.

Ms. Benjamin: What if you reserve Monday, Tuesday, Wednesday, Thursday and Friday at the same time and have seven reservations going on at once?

Mr. Roumy: I guess you would have to allow seven reservations.

Ms. Benjamin: Are you allowed to have that many?

Mr. Roumy: Yes. You can have one every day if you want.

Mr. Szewczyk: So, you would have to go in at Midnight on Monday to get next Monday and Midnight on Tuesday to get next Tuesday. You couldn't make them all at one time. It's always one week ahead.

Ms. Benjamin: I get that, but can I have an unlimited number of reservations through the course of the week?

Mr. Roumy: I don't know if that's built into the system. John, can you tell us?

Resident (John Rice, Magnolia): A captain can book the entire season. You can book practice and match times.

Mr. Roumy: So that blocks that time.

Resident (John Rice, Magnolia): Yes.

Ms. Lorf: That's a good point to bring up because right now there are team captains that booked league play for six months. There were complaints from people that wanted to play that couldn't get in there at all, even for a week out. So that's something I wanted to bring up.

Mr. Roumy: John, let's say that I want to book one week in advance, that's all I have to do, right?

Resident (John Rice, Magnolia): Yes.

Ms. Adams: Does the Board want to have an extended reservation opportunity for league play?

Mr. Roumy: League play has to remain the way it is. Captains have to book lots every week for practice and matches, but residents are only allowed to book one week in advance.

Ms. Adams: But we need to articulate that within the policy. So, we will add language regarding league play administration.

Mr. Roumy: Exactly.

Ms. Lorf: Right now, I've seen it where someone can book all four courts six months out.

Mr. Roumy: Who? Captains?

Ms. Lorf: Captains for league play.

Mr. Roumy: That's not wrong. Don't change anything for captains.

Ms. Adams: For league play administration, for personal reservations. Maybe for league play administration, reservations can go through the Amenity Manager.

Ms. Lorf: That is going to be addressed because there are also times where people are looking to have that right to book ahead or booking free time to more than one week out. That's been a problem too because no one else can go in and book a time.

Mr. Szewczyk: I just don't want to see league/team play abuse the system where it's truly not a practice and it's just a couple of guys showing up on a court, which as far as I am concerned, equate to a resident coming up here.

Ms. Lorf: Yes.

Mr. Szewczyk: I'm all for the league play of teams. I want to make sure that it's legitimate.

Ms. Adams: Perfect. We will add some language for Board consideration and make sure that it covers those scenarios.

Mr. Sabol: I believe we gave John permission to speak before the comment period to discuss the tennis program.

Ms. Lorf: Yes.

Mr. Sabol: We should get information from him.

Mr. Roumy: The system allows only the captains to go in.

Mr. Szewczyk: It is just for team play.

Mr. Roumy: I cannot go in and go out for six months. I'm not a captain. He is.

Mr. Szewczyk: How many teams do we have here?

Mr. Roumy: I think there are three teams.

Resident (John Rice, Magnolia): No. We have six women's teams and three men's teams.

Mr. Szewczyk: So as a resident, you have nine people going in there and gobbling up big chunks of time. I just want to see a good balance here. Alright? That's all.

Ms. Adams: We'll include some language for Board Member consideration regarding league play administration and whether that needs to go through Amenity Management Staff in order to book blocks of time for practice, tournaments and other league activities.

Ms. Lorf: There have been complaints about that.

Mr. Szewczyk: You thought there was only three and now we are up to nine total teams.

Mr. Sabol: That is true what they are speaking of. Joe and I agree with you because there are some players here that are very dominant in their conversations. They would take over just what you are speaking of and book everything ahead while another guy is sitting out in the street. We don't want that to happen.

Ms. Lorf: Right.

Ms. Adams: Understood.

Ms. Lorf: Should we allow Jeff to speak?

Ms. Adams: We have a member of the public who would like to make comments. Mr. John Rice, would you like to open it up for public comment at this time? You have the discretion to do that.

Mr. Szewczyk: Most of this was already discussed. If we missed anything, we could open it up to public comment regarding this topic.

Resident (John Rice, Magnolia): On behalf of the Tennis Steering Committee, in response to what Tamara drafted as part of the rules, I am passing out something for the Board to read.

Ms. Lorf: What is the date on the top of the policy?

Resident (John Rice, Magnolia): The 7th.

Ms. Lorf: Okay.

Resident (John Rice, Magnolia): So, all of that is in response to this. You can read it at your leisure.

Mr. Szewczyk: We can leave it up to staff on how to incorporate this.

Ms. Lorf: Okay.

Mr. Roumy: Thank you, John.

Ms. Adams: The Board will have an opportunity to review your Amenity Policies at next month's meeting before you set your rule hearing.

Mr. Szewczyk: Okay. Thank you, John.

Ms. Adams: Board Members, based on legal counsel's suggestion, they are suggesting bringing back the Amenity Policies next month with substantive changes and then set your rule hearing from there. We are looking at July or August for your rule hearing.

Mr. Szewczyk: This is April. Are you going to bring these changes back in May?

Ms. Adams: Right. I think Lauren was concerned about the timing for the 28-and 29-day notice.

Mr. Szewczyk: Okay.

Ms. Adams: There are some substantive changes that need to be in the notice.

Mr. Szewczyk: Okay.

Mr. Roumy: We have time.

Ms. Adams: Are you concerned about the July meeting? We can sync this up with your August meeting.

Mr. Szewczyk: We don't meet in July. August usually is for finalizing the budget.

Ms. Adams: Right.

Mr. Szewczyk: So, we can do it at the same time. If I remember correctly, don't we normally have a budget workshop before the August Board Meeting?

Ms. Adams: Yes. The Board has the option of scheduling a workshop. Because you are not making any motions or taking action, you can actually schedule a Zoom workshop for Board Members to be able to participate electronically as well as members of the public. You don't have to have a physical quorum for a workshop. So, the Board has a lot of options. When we bring you your draft budget at next month's meeting, we can further discuss the timing.

Mr. Szewczyk: Okay.

Ms. Adams: Because the Board can consider your tennis fees at additional meetings, even before your rule hearing and feel pretty comfortable going into your rule hearing that you thoroughly discussed and have a good idea of where you want to go.

Mr. Szewczyk: I'm just thinking about the August meeting. In the past, we had a workshop and other times we had a workshop that started at our regular time figuring it was only going to take half an hour and then we will go into our regular meeting. My concern is we have a workshop and the rate hearing has to be separate meetings.

Ms. Adams: It's part of your meeting. During the meeting, we will open the rule hearing. You also have to take public comments again, consider the resolution and then close the rule hearing and go onto the next agenda item.

Mr. Szewczyk: I'm fine with the timing.

Ms. Adams: It's more of a procedural issue. Lauren, did you have any other comments regarding the timing of the rulemaking hearing?

Ms. Gentry: No. You summed it up. We have to publish two notices 29 and 28 days out. The newspaper usually has a lead time of a few days. So, if we bring back this policy for you to finalize at your next meeting, having the hearing in August will work just fine.

Ms. Adams: Okay. In terms of consideration of tennis membership fees and Tennis Policies, the Board is not taking any action tonight, but staff received direction in terms of bringing back a table of potential tennis membership fees and also integrating Board Member comments into the Tennis Policies for further consideration.

D. Consideration of Shade Awning and Windscreens for Tennis Court

Ms. Adams: Board Members, if you go onto the tennis court, you will notice that there are windscreens on most of the tennis courts, but there are a couple of areas that have no windscreens. So, this proposal would be to bring in windscreens so that the entire tennis court has windscreens and shade awnings. Tamara consulted with several different vendors who are capable of providing the windscreens and awnings. The contemplation is that the purchase would be made and then your own maintenance team here would do the installation of both the shade awning and windscreens. It is included in your agenda package under Tab D. I will have Tamara present the proposals.

Ms. Lorf: I provided a picture of one of the color awnings or the blue that we have on the other canvasses. The proposals have all the same exact measurements. It is for four courts. For Court 4, there would be awnings on each side. If we want it lower, like we talked about, we will have to buy a separate bar, but our maintenance guy could install it to lower it a foot down rather than hanging just from the top. Welch Tennis gave us more detail on the awnings themselves. They are a vendor that we use quite often and are very well known. They gave us an 8-year warranty for fade, rot and mildew, while the other proposers, Har Tru and 10-5 Tennis Supply

did not. The green and white one is very popular because of how it holds up in the sun. That was a suggestion from Welch Tennis as well. Are there any questions on the quotes?

Mr. Roumy: There is an awning company in Port Charlotte that provides awnings at other clubs. Maybe you should contact them before deciding or approving a not-to-exceed amount. I'm asking Joe if that's possible. Most likely you will get a better deal than Welch Tennis because Welch Tennis does not manufacture them.

Ms. Lorf: Right.

Mr. Roumy: Those guys manufacture it.

Ms. Lorf: I'll get their phone number from you.

Mr. Szewczyk: Are these awnings on the outside?

Ms. Lorf: They are inside.

Mr. Szewczyk: Inside, but on the far side.

Ms. Lorf: Correct. At the exit doors. There is no shading out there.

Mr. Szewczyk: And we don't have anything there right now?

Ms. Lorf: No.

Mr. Szewczyk: Will there be chairs underneath the awning?

Ms. Lorf: There are chairs there now.

Mr. Roumy: Three chairs on each side.

Mr. Szewczyk: But with no shade.

Ms. Lorf: Correct.

Mr. Roumy: We currently have chairs, but no awnings and it's getting very hot on Courts 1 and 4.

Ms. Lorf: There have been awnings before, but they are no longer able to use them because they are beyond their life.

Mr. Szewczyk: I'm okay with leaving it up to you for a not-to-exceed amount if you make the deal with the other company.

Mr. Roumy: I will get their name for you.

Ms. Lorf: Perfect. Thank you.

Mr. Szewczyk MOVED to delegate authority to the Amenity Manager to purchase awnings for the tennis court in an amount not-to-exceed \$2,100 and Ms. Chichelli seconded the motion.

Ms. Lorf: Do you want the green and white or blue?

Mr. Szewczyk: They are saying that green works better, but I want to be consistent throughout the complex.

Ms. Benjamin: I agree.

Mr. Szewczyk: There should be a blue one there.

Mr. Roumy: Green and white is better for an advanced player.

On VOICE VOTE with all in favor delegating authority to the Amenity Manager to purchase blue shade awnings for the tennis court in an amount not-to-exceed \$2,100 was approved.

Mr. Szewczyk: Just for the record, I would like to close the public speaking portion of the meeting. We opened it before, but never closed it.

Ms. Adams: Thank you, Mr. Chairman.

Ms. Lorf: Next are the tennis windscreens. These would be next to Courts 1 and 4 because there is nothing there right now. They are customized. There would be four. You can have them on each side.

Mr. Roumy: Do we really need one at Court 1? A lot of people sit there and watch people playing on Court 1. If we have a league match, that's the most important court. If you put a screen there, nobody can watch them play.

Ms. Lorf: I was told to get quotes for courts we didn't have windscreens on.

Mr. Roumy: I feel the one on Court 1 is not needed because there are Oak trees there.

Mr. Szewczyk: Which one is Court 1. Court 1 is closest to the parking lot.

Mr. Roumy: I agree with you having one on Court 4.

Ms. Lorf: I was just doing the ones aft, but if you want this at one side, that's fine.

Mr. Roumy: One side is plenty.

Mr. Sabol: What is the condition of the windscreens that are out there now?

Ms. Lorf: Good. They put those up and take them down if there is any kind of wind. So, you just want to do the one side?

Mr. Roumy: Yes, on Court 4.

Ms. Adams: As far as the staff recommendation, Welsh Tennis is the most economical and they have a good reputation in the industry. There is no reason we would not want to use the low bidder in this case.

Mr. Roumy: I agree.

Ms. Adams: If the Board wants, they can make a motion to approve the proposal from Welsh Tennis less Court 1.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from Welsh Tennis for a windscreen for Court 4 only was approved.

E. Consideration of Pickleball Net

Ms. Adams: We have a multi-purpose court at Lakeside Plantation. Half of the court is dedicated for pickleball and a permanent net was installed. The other half of the court is sometimes used for basketball, but most often used for pickleball. The pickleball players who use the court frequently are requesting a sturdier net. Tamara has a couple of options that she is going to present for Board consideration.

Ms. Lorf: From looking at different nets, the top one with wheels is similar to the one we have, but it does not have wheels. It is just basic. When they tap it, it just falls down. So, in looking at different websites, they are all around the same price for a sturdier one with wheels that can be wheeled in and out. It is heavier than what we currently have. Prices are around \$1,500 to \$1,600 for a portable system. It is a heavy-duty net that collapses back in and then we can actually lock it to the side. It's so heavy you can't lift it. It is basically more of a professional pickleball net like what we currently have.

Mr. Roumy: For \$1,600?

Ms. Lorf: Yes.

Mr. Roumy: I think that's excessive because a tennis net doesn't cost over \$350. The pickleball net is half of the size and smaller.

Ms. Lorf: I did research.

Mr. Roumy: Maybe you should call Welsh Tennis and ask them for some pickleball nets.

Ms. Adams: The top option is \$330. That is the one with the wheels on it.

Mr. Roumy: But who is going to install the net. It is going to move in the wind.

Ms. Lorf: That is what they are doing now. They are currently moving it. They are just asking for something stronger than what they have.

Ms. Adams: They would install it when they play and uninstall it when they leave.

Mr. Roumy: \$330 is too much money for a pickleball net.

Mr. Szewczyk: What do they have now? How does the second court get set up now?

Ms. Lorf: They just come in and set it up. It is almost like badminton. It is just a light net.

Mr. Szewczyk: How does it remain standing?

Ms. Lorf: If you look at the picture, it looks like that, except that there are wheels on it and it's not as heavy.

Mr. Szewczyk: When we had that built, there was supposed to be and there might still be, two holes in the court that you are supposed to lift up and those posts are supposed to drop in. That is the way it was designed. I had a big fight over the way the basketball net was going to be set up. Maybe someone could back me up, but we reversed the courts, made the permanent one near the parking lot and for the other one, there was supposed to be two holes in the concrete that those poles were supposed to just drop in. That would eliminate the flimsiness. So maybe we need to take a look to see if those holes are there, flip them up and drop the posts in. That would take care of the flimsiness. I know both courts are used every Saturday morning. I'm not around during the week.

Ms. Lorf: They are barely used.

Mr. Szewczyk: That was in-season. Now we are starting to slowly get into the off-season.

Mr. Roumy: No one is there.

Mr. Szewczyk: How much money do we want to spend for a backup court, because I'm always saying we don't build facilities for the high season? We build it for the average season. If the court is taken when I get up there, like my wife and I come up and play, we'll find another time to play. Okay? We just can't keep building facilities. So, I suggest that we put this item on hold, especially since we are getting towards the end of the season anyway and see if those holes are in the concrete that we can drop those posts in so they have a court.

Mr. Roumy: I second that.

Ms. Lorf: Alright. I got it.

Ms. Adams: Sounds good.

F. Ratification of Proposal for Irrigation Well Repair

Ms. Adams: We had an emergency well repair out at the well that serves the irrigation in Zone 1, which is the community entrance by the fountain. There is also some turf on the north side of the Boulevard that was getting very stressed. Staff received two different proposals. New Life Well and Pump provided the most comprehensive proposal. They have a good track record in this area. Staff confirmed with the Chairman of the Board who approved the emergency expenditure. So, we are seeking a motion to ratify the New Life Well and Pump invoice for \$3,050.

Mr. Roumy: Is it for Pump Station 3?

Ms. Lorf: Yes. It was for the third well. It has been like that for 21 years.

Mr. Roumy: Do they provide any warranty?

Ms. Lorf: There is a two-year pump and motor warranty.

Mr. Roumy: Do they offer a service contract?

Ms. Lorf: No. They don't really need service on it. I asked about it. They said they don't service the wells.

Ms. Benjamin: Good question.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from New Life Well and Pump for the irrigation well repair in the amount of \$3,050 was ratified.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of March 17, 2021 Meeting

Ms. Adams: Do we have any corrections to the minutes? Otherwise, we need a motion for approval.

On MOTION by Mr. Roumy seconded by Mr. Sabol with all in favor the Minutes of the March 17, 2021 Meeting were approved as presented.

B. Approval of Check Register

Ms. Adams: Included in your agenda packet under Tab B is your Check Register from March 1 to March 31, 2021 in the total amount of \$75,827.12. Supervisor Benjamin contacted

staff regarding a couple of questions on the backup for the Florida, Power & Light invoice and the legal notice for Sun Newspapers. Our accounting staff is providing that information. I can distribute it to the entire Board if you would like. There was also a question regarding the Wrightway Emergency Service proposal to confirm that the correct amount was remitted. Staff is investigating all of that information. I just wanted to note for the record that Supervisor Benjamin inquired about that. Does the Board have any comments or questions? The detail for the Check Register is behind the summary. The invoices are also included in the agenda package. They were also transmitted to the Board Members electronically.

Mr. Szewczyk: On the North Port Utilities bill, I know that we have multiple accounts. Is that correct?

Ms. Adams: Yes, sir.

Mr. Szewczyk: This bill almost doubled from the prior month.

Ms. Adams: Is this for the Clubhouse?

Mr. Szewczyk: It ends in 4012. I'm assuming that's the account number.

Ms. Adams: We can investigate that.

Mr. Szewczyk: We went from \$308 to \$564. I just want to know why it jumped so much.

Ms. Adams: Let staff do a little bit of investigation. I see that it is affiliated with the pool. We will confirm that meter reading was correct and maybe confer with our pool service vendor to see if the hot tub was drained or there were some other issues.

Mr. Roumy: The lights on the tennis court are on every night and every morning.

Mr. Szewczyk: I'm referring to the water bill for North Port Utilities.

Mr. Roumy: I'm sorry.

Ms. Adams: Are there any other questions from the Board Members? Hearing none, we need a motion to approve the Check Register.

On MOTION by Ms. Chichelli seconded by Mr. Szewczyk with all in favor the March Check Register was approved.

C. Balance Sheet and Income Statement

Ms. Adams: Included in your agenda packet are the unaudited financials through March 31, 2021. It has your cash Balance Sheet as well as information about your spending through March in your General Fund on the next two pages. It also provides information about your Debt

Service and Capital Reserve Funds. It has your month-to-month spending comparisons as well as your month-to-month revenue comparisons. No action is required by the Board. This is provided for informational purposes only.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: This is another opportunity for any members of the public to comment to the Board of Supervisors. If you have any comments or information that you would like to share, this is an opportunity to do so. I see several hands raised.

Resident (Debra Johnson, Scarlett Avenue): For the past several months, for our water bill, this time of year we spend almost twice as much because of evaporation. There is no humidity or rain. We always double our water bills during this time.

Mr. Szewczyk: This makes sense.

Resident (Debra Johnson, Scarlett Avenue): Thank you very much for the band that we are having on the 28th. Are we going to do it out by the pool or out front?

Ms. Lorf: It is going to be in the back so it amplifies the back. People will be sitting in the picnic area and they can bring in their own chairs. Right now, we have 100 people that signed up.

Resident (Debra Johnson, Scarlett Avenue): That's what I thought. Someone said the luau was very nice. I was just thinking that 100 people dancing is going to take up more space. I imagine that we are all going to be dancing pretty close to our tables, not so much in a big group.

Ms. Lorf: Nobody can dance on the verandah because that is where the band will be. That is where the electrical is for their instruments. Everybody can either be around the pool, in the back or on the sides by the playground. It should be a good event. There will be two food trucks.

Resident (Ann Tyler, Scarlett Avenue): The luau was limited to 50 people.

Ms. Lorf: No, it was limited to 100 people.

Resident (Ann Tyler, Scarlett Avenue): Was it for residents or residents and guests?

Ms. Lorf: It was just for residents. Some residents brought a guest or two. Some didn't even show up once they signed up.

Resident (Ann Tyler, Scarlett Avenue): There is always a problem with the guests. Residents have priority.

Ms. Adams: Thank you for your comments.

Resident (Joe Michaels, Peach Circle): Would you mind giving me the quote that you were hypothesizing might raise the price for a single membership for year-round? Is it \$700?

Mr. Roumy: \$989. That was my recommendation.

Resident (Joe Michaels, Peach Circle): As a matter of course, I thought it was \$700 and I asked a friend of mine who is a tennis member here, "*How would you feel if the rates went up to \$700?*" He is currently paying \$400. Now it's \$900. He said he would have to think long and hard for \$700. I thought your figure was out of whack, up to 60%. I would think it should go up 30%, but \$900 for a year round membership?

Mr. Roumy: Other clubs are charging \$1,500 and \$1,100.

Resident (Joe Michaels, Peach Circle): I understand. That is why people come here.

Ms. Adams: Thank you for your comments.

Resident (Wilma Sabol, Scarlett Avenue): I would like to go along with the idea on the rate to not raise them. If we do not have all of these other people coming, there will be no players. None. Where are these nine teams that we currently have? They represent the entire area. People know where Lakeside Plantation is because of the tennis. They are good. We have good people. We just really need to take a look at that.

Ms. Adams: Thank you.

Mr. Szewczyk: Thank you.

Ms. Adams: Are there any other public comments?

Resident (John Rice, Magnolia): I would double that. The Women's Team has at least a dozen players. Holiday Park has hard courts, especially for the 50 and over crowd. Hard courts are not good for knees. So, we have people from Holiday Park choosing to play for us. If they had to go from paying \$300 to \$400 to pay \$790 to \$800, they may not come. I would do some homework first.

Mr. Szewczyk: We are going to be talking more and more about these numbers. They are not locked in. These are not yet final numbers.

Resident (Wilma Sabol, Scarlett Avenue): I like that too.

Resident (John Rice, Magnolia): We have people coming from Bobcat Trail, Cypress Falls, Holiday Park and Punta Gorda to play here.

Mr. Szewczyk: Okay. Thank you.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: We have Ms. Laura Gentry on the line for the District Counsel report?

Ms. Gentry: Thank you. The only report I have is to let the Board know that as we do every legislative session, our firm has been monitoring the bills that are in committee and are likely to be passed by the Governor. We want to make you aware that the Governor already signed one bill into law, which provides a number of protections to entities including Governmental entities like this District. It provides for COVID liability lawsuits. The law actually sets a number of claims before someone can bring a lawsuit against a local municipal District. Most notably, if you are making a good faith effort to substantially comply with the authoritative Government issued health standards, you are actually immune from civil liability for claims related to COVID-19. Even if it doesn't show that you made a good faith effort to comply with the standards, we can only be held liable if it's proven that you acted in gross negligence. So, I wanted to make the Board aware of that. All of our Districts are breathing a sigh of relief that you are much less likely to face any liability now for any decisions that were made in connection with your policy due to COVID-19. I'm happy to answer any questions you have. Of course, at the end of the legislative session, we will have a more comprehensive report about laws that were passed that affect the District.

Ms. Adams: That's good news. Thank you, Lauren.

Ms. Gentry: You're welcome.

B. District Manager

Ms. Adams: You may have heard me mention earlier that next month you will be reviewing your draft budget and setting your public hearing, which is scheduled for the August meeting. So, we are planning for that next month.

i. Action Items List

Ms. Adams: The Action Items List was included in your agenda packet. It was distributed to the Board Members in advance of the meeting. Are there any questions or areas that you would like for me to amplify? Otherwise, I'm going to defer to the Amenity Manager for the Amenity Management Report.

C. Amenities Manager – Monthly Report

Ms. Lorf: It has been busy the last two-and-a-half to three weeks since I have put this together. We had a bee removal on the fountain column at the front. There is a jar of honey that came from the bees. It is in the office. We were charged \$30 for gas for an exterminator to come out. We were able to save the bees too, which was nice. The kitchen was painted to the agreeable color, as you can see from here. The doors and trims will be painted white once it starts slowing down and we have more time. It is crazy to try to take the door down right now to actually do it the right way rather than rushing it. On 3/24, the Health Inspector came to the pool. We passed inspection. We check the pool every day. Even if Dart Pool is maintaining, we are always out there too. Motion sensor lights in the pool restrooms outside were requested. Those have been taken care of. Some of our doors are gold and silver. As you can see, the majority of the doors now are all silver to match the door handles and door sweeps. We will continue to pull out the gold ones because they are pitted and rusted. We will keep getting to those, but the majority of them are done. I think the library is left and the Gym. There was an overwhelming donation of books in our library and out here. They were on the floor, on carts and in baskets. We donated some of those books. They were not popular ones, but old cookbooks, traveling books or textbooks that people no longer use. We donate those Goodwill and Care. I called Nautilus Pools about the pool chair lifts. There is a six-year warranty on the chairs. They recommended not covering the two chairs. If we want to, they said we could get grill covers to cover those.

Mr. Szewczyk: When I was in the pool the other day, I noticed a valve was open, putting all of the pressure down on the chair itself.

Ms. Lorf: Okay.

Mr. Szewczyk: Maybe we need to check with Nautilus to see if we need to keep the valve closed so that all of the pressure stops before getting down to the chair.

Ms. Lorf: Okay.

Mr. Szewczyk: I figure that the pressure in the pipe was better than having it on the actual chair itself. Maybe we can just find out the preferred way. Should we stop the water flow at the valve or just let it be stopped at the chair?

Ms. Lorf: Is it for the pool chairs or for the spa?

Mr. Szewczyk: I was looking at the one for the pool. I could only assume that the other one is also set up the same way.

Ms. Lorf: Okay. I will make a call for that.

Mr. Szewczyk: There might be a little less wear and tear down on the chair by stopping the pressure at an earlier point. I would rather replace the valve than having to replace something on the chair.

Ms. Lorf: We used the left over paint for the trash cans and bench in back of the pool area. We painted them because they were looking weathered. We will wait to update it. It looks nice and was free. The maintenance man and I painted those. Regarding project updates, Innotech took care of the post lights. They are cemented in and look great. We are looking at adding a pad to the bocce ball courts. We are looking at a pad that wouldn't change anything to where they try to bait fish out with a ball going out and not hitting the rail or going straight down. We did play around with it and put a 2x4 behind the current wall we have. We may replace the same type of wood that would have the faux wood on the other side of that. So, there will be a screen against each other. Right now, the outside has open bolts sticking out of it. That doesn't look appealing either safety-wise, but it would allow it to give a big shock by adding something behind that wood. So, I'm just putting that out there to see if you want me to get quotes.

Mr. Szewczyk: I understand what the players were complaining about. Whatever is done has to increase the bounce off of the side walls.

Ms. Lorf: Right.

Mr. Szewczyk: So, if what is suggested so far is not going to do it, then we just need to find a better solution.

Ms. Lorf: Okay. The fountains were discussed earlier. I will be reaching out with Innotech and with Joe. The spa heater was just installed yesterday so it actually is up and running as we speak. We put the sign back up there for the COVID-19 regulations, which is what we had before we opened it up to one person or a household or two with a limit of time of 20 minutes. So that sign is back out there. Regarding the Boulevard lights, there were some lights that were not working on the Boulevard. Innotech came out and fixed them in front of the gas station area. They had to cut some of that pipe down to actually get to the weir and fix it. We just had one line out. It is not due to the fixture itself. It's due to a junction box that is melted. So that is something that is getting fixed fairly soon. The outside electrical box by the Gym is completed. There was a hole there too and was filled in and painted by Innotech as well. We will move forward with

Xfinity for the cable. For the resident directory, I was going to show it to you, but unfortunately, I'm having technical difficulties. If it's okay, I will email it to you individually so you can see it. It is very simplistic to use. The home page will have the CDD, HOA and where they can log in as residents. It does give a very nice picture of the front of Lakeside Plantation and the Clubhouse. We are going to get even a better picture because that one is pixilated, but it is very simple to use.

Mr. Roumy: Will MyReservationTennisCourt will be on the website?

Ms. Lorf: That's something we can talk about. That's why I always send you the email. If you have suggestions, you can just email it back to me and I can take it back to Scott and the team.

Resident (John Rice, Magnolia): We will be sending this out to you with some instructions. It's complete now, but not necessarily ready to be distributed to the community. We welcome your feedback and add certain items like for tennis. If there is certain verbiage that you don't like and want to change, this is the time to get your feedback so we can make those changes and then we can implement it to the entire community. I'm excited about it because I think as residents come in, they sign up for their access cards or get their memberships. It's a one stop shop. So, make sure you go in and join the directory. It will get sent to staff and staff received some training this week so they can verify it for a resident and grant them access. It will have a link to the HOA, a link to the CDD, some basic information about the community and have a one stop shop for them.

Ms. Lorf: If someone signs up for it, it comes back to us and staff to ensure they are a resident and not a solicitor or a guest. So, it will be checked. Even for people that are renting, we can find out how long they are renting for because after that time is gone, you are going to be eliminated from there. You don't need to be on there anymore. So that's how we are going to help keep track of it.

Resident (John Rice, Magnolia): There are sections where you can identify which community you live in. Some people just look up members of their sub-association.

Ms. Lorf: For Bradley Concrete, I finally was able to get a map of the sidewalks that are going to be repair. It should take Bradley Concrete an entire week. There are 18 sidewalks that they are going to take care of. They are going to get started right away. I am still obtaining quotes for the ceiling corridor and that will be incorporated into the budget.

Mr. Roumy: What's wrong with it?

Ms. Adams: The socket is starting to drop in exterior areas.

Mr. Roumy: It may be something else.

Ms. Lorf: It needs some more reinforcement behind it.

Mr. Szewczyk: We attached some stuff there and it is not attached to anything.

Ms. Lorf: Yes. If it goes down, it is going to take the security lights, spickets and all of that. So that is coming. I reached out to the City of North Port for potholes around the Boulevard, but they are covered. So, they are coming out to re-evaluate those and their sidewalks too on some of the corners of Plantation Boulevard. Back by the shed there is a well that takes care of all of our clay courts. There was emergency maintenance on #2 where we had to replace that tank because water was spilling out. That's all been taken care of now. They did let me know it was the same one that fixed the irrigation out there. The inside of the pump that we just repaired, most likely over the next two years is going to have to be fixed as well because it's 21 years old. The box was replaced on the master timer for the tennis courts, because it was broken. The light switches are on the master timer. We cannot change them. They are marked. We can see them from the Clubhouse. You might have noticed that we rearranged and painted the office recently. I can see the tennis courts and the lights. The well on the Boulevard, we just talked about. The tennis policy updates are something we are going to be talking about. We will keep bringing it forward. I've been talking with our tennis pro. He would like to have some clinics and classes and actually have a tournament here. I'm supposed to see if it's okay to have a tournament if we charge \$5 per person that participates and maybe give out small and have a barbecue.

Mr. Roumy: Is he allowed to give lessons to non-residents?

Ms. Lorf: Right now, it is currently for residents and tennis members. Are we okay with having a tournament in June to get more people involved with tennis?

Mr. Szewczyk: Yes, as long as it is for residents and tennis members only. Maybe they could bring a guest, but they would have to pay. I'm leaving it up to you on how you want to handle that.

Mr. Roumy: The snowbirds will be gone by then. So, let's wait.

Mr. Szewczyk: Maybe plan for the future.

Ms. Lorf: Maybe in November when we come back?

Mr. Roumy: Hold it until November.

Ms. Lorf: Okay.

Mr. Szewczyk: When do the leagues start up?

Ms. Lorf: October, I believe.

Resident (John Rice, Magnolia): The first Thursday in November for the men. We may start a little earlier.

Ms. Lorf: Okay.

Mr. Szewczyk: So, it may be the end of September, before they start blocking off large chunks of time.

Ms. Lorf: How about the end of September or early October? Is that good?

Mr. Szewczyk: Yes.

Ms. Lorf: We talked about the pickleball net. Some of the items are just thing that we have been doing like some of the pesky leaks in the office. I need quotes. We are still working on getting quotes for floating fountains for a few of the lakes because that was something that was requested. I don't have those all together yet. The light poles at the tennis courts are now at their lifecycle for all 14 poles. To go to LED is coming. If we want, we can replace all 14 or as someone suggested, maybe doing half of the courts or only two courts. How do you want me to quote it? Do you want it both ways?

Mr. Szewczyk: I would like to see it quoted both ways because I question the need for lights on all four courts. I'm usually up and around in the evening more than the morning. We don't need the lights in the morning obviously. So, do we actually need lights on all four courts? I don't think so. That is why I have been pushing that. Maybe we only light two of the courts. I don't know. What do you think, Bill?

Mr. Roumy: I do.

Ms. Lorf: Okay, so I will get a quote for all of the courts.

Mr. Szewczyk: This would be further down the road.

Ms. Lorf: Yes.

Mr. Szewczyk: Okay. Do we light the two inside courts or one side?

Mr. Roumy: One side.

Ms. Lorf: Most people like to play the most on Courts 1 and 2.

Mr. Szewczyk: Okay.

Ms. Lorf: I am starting to get quotes on the light poles outside by the pool. They look rusted, but they are not compromised. They just need to be painted, but it is a two-step process. You need to hire someone that has a boom lift in order to do that. I got one quote from Innotech and I just need to find some other vendors that can do it. Right now, Innotech provided a quote for \$2,400. That is something I'm still working on. The address outside has been updated. It will take a while so if anyone asks questions about it, the address is still 2200, even on Google Maps, because it takes the United States Post Office some time and takes Google time to update it. The official address is 2800. That was changed by the City of North Port last March. I'm starting to get some quotes as we go into the new year for the main part of the Clubhouse. We are removing the wallpaper and fixing the ceiling molding in the main area. The Gym will be painted soon the same color as the office. That color really brings it up. It will be easier to clean it because of the flat paint. You can see black hand marks on it. Two mirrors were donated that we are going to put in there as well. Just to update that part of it.

Mr. Roumy: Does the painting of the light poles include the tennis court? They are in bad shape.

Ms. Lorf: No. It is just for the pool.

Mr. Roumy: I know, but can you also get a quote for the tennis courts? You saw the condition.

Mr. Szewczyk: I thought we were talking about replacing the light poles.

Ms. Lorf: They need to be replaced.

Mr. Roumy: On Courts 1 and 2.

Ms. Lorf: We will get quotes on both. Yes.

Mr. Roumy: Okay. What about the others? Do you want to paint them?

Mr. Szewczyk: They probably just need to be taken down.

Ms. Lorf: Right. The lakes behind the clubhouse, Wilson and #9 over here, if anyone asks, has a larger buildup of algae. They take a boat out there and break it out sometimes. Solitude that takes care of it, suggested at some point that we do an assessment test in the middle of the pond where they go out and actually test the algae because those have the most complications. That is something I will get together for you if you want us to look into it and get a quote for what it costs to do that.

Mr. Szewczyk: It can't hurt to get a quote, but I think you might also want to ask them if we go ahead and put some of these floating fountains in, if the additional aeration of the water might actually help in limiting the algae. So just like we did for those midge flies, we threw 500 fish in there. If we attack this from a couple of different angles, that might help resolve the situation.

Ms. Lorf: I did ask him about that. With the fountains, they said they really wouldn't irrigate it anymore. It won't help with the flies either.

Ms. Adams: But they look nice.

Ms. Lorf: They do.

Ms. Adams: It's an aesthetic issue.

Mr. Sabol: We are paying them \$1,000 a month.

Mr. Szewczyk: I didn't realize how much we were paying Solitude.

Ms. Lorf: Since we have been doing more things outside and everyone is starting to use the picnic tables and grills, I was going to get some ideas if you want to rent those out to residents. If you want me to start doing some comparisons and bring it in to when you are going into August or even if someone wanted to rent out a table or chairs, we can look into it.

Ms. Adams: Right now, the Board adopted policies that allow for renting the interior of the Clubhouse. Would the Board want to see additional rental options for renting exterior spaces? If so, we want to roll that into the other rule hearing where we are considering tennis fees.

Ms. Chichelli: If people are inquiring, I think that would be a very good idea.

Mr. Szewczyk: Yes. Not that anybody is out there in the heat of the summer, but just like you had the golf group, people might want to make sure that they use it back there. So, I think we need that incorporated in. I would like to see where residents can rent chairs and tables if they want and build that into the policies.

Ms. Lorf: Yes. Especially when we have to do your annual garage sales. A lot of people are calling for that.

Mr. Szewczyk: Even if you have a house party and they need a couple of round tables and five or ten chairs. If we have a policy in place, at least there are no questions and the fees are there.

Ms. Lorf: Okay. I'll start putting that together. For special events, we are still doing the newsletter and calendar. They are very popular. We are just making sure that the emails are up to date. Music outside of the pool will be this coming Wednesday. We are expecting a large turnout. There will be two food trucks; a taco truck and ice cream truck. Coffee and doughnuts were a success. I was supposed to get 50 doughnuts and we ran out of doughnuts. We were out there making sure that everyone took one, but they were gone in nine minutes. I was asked to do a different day. It was a learning experience. We would like to have a Cinco de Mayo party on May 5th. We are going to charge \$5 per person since the event has gotten so large. It would help the cost of paying for the meat if that's okay.

Mr. Szewczyk: We had something like that in place because we had a lot of people signing up and not showing. The amenity was buying the food and it would go to waste. So, I don't think charging a nominal fee is a big deal.

Ms. Lorf: Okay. We will make a note of that. There will be a Mom's appreciation breakfast just outside where the picnic tables are. We will limit it to just 30 people. We thought that we could a quick pancake, bacon and sausage breakfast. Does that sound good?

Mr. Szewczyk: Yes.

Ms. Lorf: The picnic went well. There were no issues. Everyone had a good time. More and more people are utilizing the area in the back. The karaoke luau by the pool was a lot of fun. A hundred residents signed up. Some didn't attend, but others did trickle in. So, there was good attendance. We received a lot of positive comments. The Easter event went well. The only issue was that we did not have enough eggs. There were over 600 eggs. They were gone. I would love to hire those kids to come and do my landscaping because I have never seen anyone run that fast. We had well over 60 kids show up for that one. I'm just giving you an update on everything going on here. It has been very busy. Lots of positive things.

Mr. Roumy: I hear rumors that Dennis is leaving.

Ms. Lorf: Yes.

Mr. Roumy: Do you know the reason why?

Ms. Lorf: Yes. He is 73 years old and retired. He said he doesn't want to get up at 5:00 a.m. anymore.

Mr. Roumy: Are you sure of that?

Ms. Lorf: I asked him several times. He is a great asset here and has done a great job.

Mr. Roumy: Of course, he's a great asset.

Ms. Lorf: I am going from what he is telling me. He just said that he wants to be done.

Mr. Roumy: You need to dig deeper in this because that is not the entire issue.

Ms. Lorf: Okay. I tried. Believe me.

Mr. Roumy: I will talk to you later on that.

Ms. Lorf: Okay.

Mr. Roumy: It is very important for him to stay. He is doing a good job, but I think there are other issues that have to be addressed.

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

Ms. Adams: Are there any questions for Tamara? Hearing none,

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: I want to make the Board aware that District Management Staff and Amenity Management are following up on the request to determine the feasibility for dog park locations. We have investigated two potential locations and need to investigate further. At next month's meeting, we will bring back some information for Board consideration regarding the feasibility of a dog park.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Szewczyk: I have two comments. If we are going to start using that back area, that specific little area where the water feature used to be, it needs to be cleaned up. Rocks are just thrown there. We need to fix that area up. Regarding the common area landscaping, the area down Scarlett that is CDD owned, I don't know the last time they cut the grass. I think it has been a while. The sidewalk hasn't been edged. I don't know when Blooming's lost the single-family home contract and whether they are bothering to go down there right now, but it is pretty messy down there. Tying the dog park in that area, the amount of dog feces down there is unbelievable, even though we put the little signs up to clean up after the dog. I think that needs to be addressed.

Ms. Adams: Mr. Chairman, there are businesses that come in and remove dog feces. Would the Board like to see a proposal? There is a company called Poop 911.

Mr. Szewczyk: What I would like to see is that residents be held accountable and clean up. If not, they need to have their hand slapped.

Ms. Chichelli: That area is not for that business.

Mr. Szewczyk: No. It's just a general area where there are no houses so they figured they could just leave it there and not pick it up.

Ms. Benjamin: They shouldn't be doing it.

Mr. Sabol: The problem with an animal is once the dog goes there, the next dog that comes along smells it and that's where he goes. In my front yard, there are seven or eight piles, which I have to clean up. If you tell these people, they shrug their shoulders and say hello to the next dog owner and go down the street. I love dogs, but that is one of the problems.

Mr. Szewczyk: I don't know how this issue is handled in other places, but I would like to see something.

Ms. Adams: Typically, it's an HOA issue, especially if it is on private residential property where owners are not being courteous. On CDD property, oftentimes, you will see dog waste stations to promote good behaviors. Those dog waste stations need to be attended to. An average fee is probably \$5 per week per waste station to manage that. If the Board wants to consider some type of monitoring and enforcement of that area, you would be talking about security cameras to try to identify people who are not being good citizens and issue letters of progressive discipline regarding suspension from the Amenity Policies. The expense of installation of security cameras at a location where there's no electrical service would be quite an investment.

Mr. Szewczyk: I understand all of that.

Ms. Adams: Additionally, Poop 911 is an option that other Districts use, albeit it is frustrating that dog owners do not take responsibility for their pets. That frustration is very real.

Ms. Chichelli: Is there any way that we can let the HOA know that this is a problem so they can tell their people?

Mr. Szewczyk: Like Bud was just saying, it's happening at his house now.

Mr. Roumy: It's happening at ours too.

Mr. Szewczyk: I know. In that area because there are no houses there, there are a lot of people that just feel it is a free area. Maybe we can do things in stages, like putting a comment in the newsletter.

Ms. Lorf: That and make an email blast about making sure people pick up after their animals.

Mr. Szewczyk: You still have the people that pick up after their dog and then leave their bag there or throw it in the woods.

Mr. Sabol: I have seen that.

Mr. Szewczyk: Or down into the sewer and it is going to get washed into the ponds.

Ms. Adams: We just want to be cautious with CDD communication that we are not representing this as a CDD issue. Because then it exacerbates the number of complaints that the CDD gets about this issue. This is a very frustrating issue for residents all over Lakeside Plantation, I can assure you. We can remind people to be courteous, but we don't want to present this. If there is a problem with private residential property, that is an HOA issue. It is not a CDD issue.

Mr. Szewczyk: I understand that.

Ms. Adams: We are promoting good citizenship, but it's an HOA matter.

Mr. Szewczyk: If that doesn't improve, then maybe the next step is to put the dog waste stations down there, one on each side of the street. Maybe that is Phase 2. Hopefully, we will see an improvement of good citizenship.

Mr. Sabol: Can we post a warning on a website? Like Joe just mentioned, it is not a CDD problem, but if a dog comes down in front of my house and towards the house, it is an HOA problem. If he decides to go on the other side of the street in the morning, then it's a CDD problem.

Ms. Adams: Right. On CDD property, it is a CDD issue.

Ms. Lorf: What about just putting a bag with a trash can on each side.

Ms. Adams: Supervisor Szewczyk just mentioned the potential installation of dog waste stations, but first we are going to try the good citizen promotion.

Ms. Lorf: Okay.

Mr. Szewczyk: See if that doesn't improve things.

Mr. Sabol: When was the roof installed?

Ms. Adams: Supervisor Sabol, let me refer to the Reserve Study because it will have a date for suggested replacement that was based on the installation. I can provide more accurate information.

Mr. Szewczyk: We had a company come in and they replaced 75 roofs. They used a deductible as a way to solve their product. I'm just wondering if our roof is in good shape, if we should have it appraised or assessed. Maybe our deductible, if we have one in our insurance, can be used for our roof if it needs to be done. This company used the date of February 6, 2020 as the date of when a storm went through here. I must have been sleeping because I don't remember a storm. Maybe that's something that's available. I don't know. I think we should look into it.

Ms. Adams: Okay.

Mr. Roumy: I have another issue with the playground. We discussed this at the last meeting, but nothing has been done. Also, it becomes like a walkway. People park and they cut through. It's not very pleasant there if you look at it. I suggested putting up a 4-foot fence from the tennis court fence all the way to the air conditioner with shrubs on both sides. This will keep the playground safe for the kids and force people to come through the camera so we can see who is coming to play tennis every night or day. If you look at it, it's not pleasant at all.

Mr. Sabol: I was just going to bring that up, Bill.

Mr. Szewczyk: We used to have shrubs that went down there, but like you just said, as far as combining that with the fence, people used to cut through the shrubs.

Mr. Roumy: Putting up a 4-foot fence with nice shrubs around them would keep the place clean and the grass will grow.

Mr. Szewczyk: And safer for the kids.

Mr. Sabol: So, you have two choices, either a sidewalk or a fence.

Ms. Benjamin: I think a fence.

Mr. Roumy: Then you have more people going through.

Mr. Sabol: Now we have another problem, with bicycles. They lay out there in the morning. You walk up the sidewalk when you are playing tennis because there are 10 bicycles lying in the sidewalk. Some are in the rack and some aren't. So, we need to make another pad out there with a larger bicycle rack. We have to do something.

Mr. Roumy: Good idea. Why don't we put the fence up and a bicycle rack in front of it?

Mr. Sabol: Good idea.

Mr. Szewczyk: Are these bicycles from the tennis players?

Mr. Roumy: Some are and some are from the kids. We have to look at the playground because if my grandkids come here, I'm not letting them play on this playground.

Ms. Lorf: We power wash it once a month.

Mr. Roumy: It needs more mulch.

Ms. Adams: It's a specialty product for playgrounds.

Mr. Szewczyk: Have we put something in the maintenance schedule regarding tilling that area to flush it up?

Ms. Lorf: I can ask them to do that. Once we have them power wash it, we can have them go out to use a rake.

Mr. Sabol: If that fence was blocked just like the tennis court, I think it would be nice to put a fence there.

Mr. Szewczyk: It would definitely be safer and cut down on the wear and tear of the turf.

Mr. Roumy: It would look nice. The grass will grow. Kids will be safe.

Ms. Lorf: I have it noted.

Ms. Adams: Are there any other Supervisor Requests?

Ms. Benjamin: Yes. I noticed that COVID protocols weren't on the agenda. I wasn't here last month so I wasn't sure if I missed something. The reason I ask is because people approached me because graduation season is coming up.

Ms. Adams: The last time the Board discussed the rental program for the Clubhouse, it is fine to engage in rentals, as long as the CDC Guidelines are observed in terms of capacity issues. There is a limited capacity now.

Ms. Lorf: We still have a capacity of 24. That is what was last talked about.

Ms. Benjamin: Are we renting out the rooms?

Ms. Adams: Yes, but limiting the capacity to 24 for indoor spaces. With the prevalence of vaccinations, this may be something the Board should revisit in the upcoming months, so we will add COVID-19 protocols to the agenda for next month in case the Board would like to act.

Mr. Szewczyk: Bump up the number.

Ms. Adams: We should have better information at that time regarding any changes in the CDC Guidelines. Right now, there haven't been changes.

Ms. Benjamin: Okay. Thank you.

Ms. Chichelli: I just want to report on the landscaping. By the end of next week, the flower beds are going to be replaced. The grass wasn't cut this Monday because it was raining, but it is going to cut tomorrow. As of Monday, they are going to start cutting every week. It was

every other week. Next week, I'm going to be meeting with the landscaper, Joe, so I would like to know if the area you were talking about was a common area in Scarlett.

Mr. Szewczyk: Yes, just down from my street.

Ms. Chichelli: Okay. So, I will just go around there and see what needs to be done.

Mr. Szewczyk: There are no sprinklers down there so it is full of weeds.

Ms. Chichelli: They just need to get rid of them?

Mr. Szewczyk: It needs to be cut. There are some trees growing in there.

Mr. Roumy: I suggest maybe putting parking spaces there like in the townhomes. Maybe have space for five cars on each side. Instead of parking on the grass, they can park there.

Mr. Szewczyk: That's something we can look at and make use of the CDD property down there and take the heat off of, like you said, parking on the grass.

Mr. Roumy: Exactly right. If you want to park, park there instead of the grass.

Ms. Lorf: On Scarlett, where the shrubs are going?

Mr. Roumy: Yes.

Mr. Szewczyk: Maybe think about putting five parking spaces on both sides for some of these overflow cars so they are not parking in the right-of-way anymore.

Mr. Sabol: Most of the overflow cars end up right here in the parking lot. They wouldn't have to do that. They could park down there.

Ms. Adams: There would be a fee from the District Engineer to provide a proposal to install parking spaces. So, this would be something that would require Board action. Is the Board prepared now to make a motion to obtain a proposal for the installation of parking lots on those two CDD parcels because that was one of the parcels recommended as a dog park?

Mr. Szewczyk: What was the other parcel?

Ms. Adams: The other parcel is not feasible because it's part of the stormwater system.

Mr. Szewczyk: It's a long enough stretch where I think we would be able to do both. If it turns out that we can only do it on one side, it's at least five or six extra spots to get some of these cars off of the grass and off of the streets. I would say let's go ahead and get the study done for five parking spots on both sides of the street.

Mr. Szewczyk MOVED to obtain a proposal from the District Engineer to determine the feasibility to install parking areas on two parcels on Scarlett Avenue and Ms. Benjamin seconded the motion.

Ms. Adams: Since this item wasn't on the agenda, it requires us to take public comment before the Board votes on this. Are there any members of the public who would like to make a comment regarding the installation of parking lots on Scarlett Avenue? Hearing none, is there any further discussion? Hearing none,

On VOICE VOTE with all in favor obtaining a proposal from the District Engineer to determine the feasibility to install parking areas on two parcels on Scarlett Avenue was approved.

Ms. Adams: So, we will get with the District Engineer to bring back a proposal for parking lot installation in that vicinity.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

April 1, 2021 to April 30, 2021

Fund	Date	Check No.'s	Amount	
General Fund	4/16/21	2508-2516	\$	14,126.44
	4/29/21	2517-2528	\$	34,681.61
			\$	48,808.05
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	867.38
		2200 Plantation Blvd - Fountain	\$	368.29
		2200 Plantation Blvd - Pool	\$	877.02
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	166.08
		2200 Plantation Blvd - Fountain	\$	20.30
		2200 Plantation Blvd - Pool	\$	491.05
		2201 Plantation Blvd - Garbage Collection	\$	336.94
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	16.07
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	448.82
	FL Department of Revenue	Sales and Use Tax	\$	163.66
			\$	3,755.61
			\$	52,563.66

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

Invoice

Invoice #: 122
Invoice Date: 4/1/21
Due Date: 4/1/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2021 310 513 34		3,187.17	3,187.17
Information Technology - April 2021 310 513 352		83.33	83.33
Dissemination Agent Services - April 2021 310 513 313		83.33	83.33
Postage 310 513 42		4.41	4.41
Copies 310 513 425		6.15	6.15

Total \$3,364.39

Payments/Credits \$0.00

Balance Due \$3,364.39

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT ===== # on hold in 10

March 11, 2021

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

Bill Number 121298
Billed through 02/28/2021

Feb 21

General Counsel/Monthly Meeting
LPCDD 00001 SRS

FOR PROFESSIONAL SERVICES RENDERED

01/07/21	ALS	Research LakeMasters & SOLitude agreements; review same regarding termination provisions.	1.80 hrs
02/10/21	SRS	Research drainage swale access and maintenance easements; review draft agenda and minutes; review revised amenity facility policies; confer with Adams regarding same.	3.80 hrs
02/12/21	SRS	Attend conference call with Buford and Adams regarding access and maintenance easement for stormwater system.	0.50 hrs
02/12/21	ALS	Review agenda package; prepare agenda memorandum.	1.70 hrs
02/17/21	SRS	Prepare for and attend board meeting; conduct follow-up regarding same.	2.00 hrs
02/18/21	ALS	Prepare agreement with Innotech Construction Group; prepare same.	2.30 hrs
02/23/21	SRS	Confer with Adams regarding tennis program amenity policies; follow-up regarding bathroom partition and resident directory proposals.	0.50 hrs
02/24/21	SRS	Prepare bathroom partition addendum.	0.20 hrs
02/25/21	ALS	Prepare agreement with Innotech; transmit same.	0.20 hrs
02/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs

Total fees for this matter \$2,962.50

MATTER SUMMARY

Sousa, Adriana L. - Paralegal	6.00 hrs	145 /hr	\$870.00
Kilinski, Jennifer L.	0.30 hrs	325 /hr	\$97.50
Sandy, Sarah R.	7.00 hrs	285 /hr	\$1,995.00

TOTAL FEES \$2,962.50

TOTAL CHARGES FOR THIS MATTER \$2,962.50

BILLING SUMMARY

Sousa, Adriana L. - Paralegal	6.00 hrs	145 /hr	\$870.00
Kilinski, Jennifer L.	0.30 hrs	325 /hr	\$97.50
Sandy, Sarah R.	7.00 hrs	285 /hr	\$1,995.00
TOTAL FEES			\$2,962.50
TOTAL CHARGES FOR THIS BILL			\$2,962.50

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

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

on hold in 10

===== STATEMENT =====

January 11, 2021

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

Bill Number 119913
Billed through 12/31/2020

General Counsel/Monthly Meeting

LPCDD 00001 SRS

FOR PROFESSIONAL SERVICES RENDERED

12/16/20	SRS	Review audit engagement letter; confer with Adams and Deary regarding amenity management; prepare for and attend board meeting; conduct follow-up regarding same.	4.70 hrs
12/16/20	ALS	Prepare for monthly board meeting.	0.40 hrs
12/17/20	SRS	Conduct meeting follow-up.	0.30 hrs
12/18/20	SRS	Prepare agreement for pool heater.	0.20 hrs
12/18/20	ALS	Prepare a short term agreement with Alex's Pool Heating & Air Conditioning.	0.40 hrs
12/30/20	MCE	Review new e-verify law and impact on district.	0.10 hrs
12/31/20	EGRE	Research application of e-verify law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,577.00

MATTER SUMMARY

Sousa, Adriana L. - Paralegal	0.80 hrs	145 /hr	\$116.00
Gregory, Emma C.	0.10 hrs	235 /hr	\$23.50
Eckert, Michael C.	0.10 hrs	335 /hr	\$33.50
Sandy, Sarah R.	5.20 hrs	270 /hr	\$1,404.00

TOTAL FEES \$1,577.00

TOTAL CHARGES FOR THIS MATTER **\$1,577.00**

BILLING SUMMARY

Sousa, Adriana L. - Paralegal	0.80 hrs	145 /hr	\$116.00
Gregory, Emma C.	0.10 hrs	235 /hr	\$23.50
Eckert, Michael C.	0.10 hrs	335 /hr	\$33.50
Sandy, Sarah R.	5.20 hrs	270 /hr	\$1,404.00

=====

TOTAL FEES

\$1,577.00

TOTAL CHARGES FOR THIS BILL**\$1,577.00****Please include the bill number with your payment.**

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

310 513 315

April 13, 2021

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

Bill Number 121531
Billed through 03/31/2021

General Counsel/Monthly Meeting

LPCDD 00001 SRS

FOR PROFESSIONAL SERVICES RENDERED

03/15/21	LMG	Review and analyze spa heater proposals, electrical box replacement proposals, post light repair/replacement proposals; financial statements, meeting minutes, action items list, and amenity report.	0.90 hrs
03/17/21	LMG	Prepare for and attend board meeting.	1.80 hrs
03/25/21	MKR	Prepare response letter to Joint Legislative Audit Committee.	0.70 hrs
03/26/21	LMG	Prepare agreement with Symbiont for installation of spa heater.	0.60 hrs
03/31/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.20 hrs

Total fees for this matter \$1,125.00

DISBURSEMENTS

Conference Calls 11.05

Total disbursements for this matter \$11.05

MATTER SUMMARY

Kilinski, Jennifer L.	0.20 hrs	325 /hr	\$65.00
Gentry, Lauren M.	3.30 hrs	265 /hr	\$874.50
Rigoni, Michelle K.	0.70 hrs	265 /hr	\$185.50

TOTAL FEES \$1,125.00

TOTAL DISBURSEMENTS \$11.05

INTEREST CHARGE ON PAST DUE BALANCE \$15.77

TOTAL CHARGES FOR THIS MATTER \$1,151.82

BILLING SUMMARY

Kilinski, Jennifer L.	0.20 hrs	325 /hr	\$65.00
Gentry, Lauren M.	3.30 hrs	265 /hr	\$874.50
Rigoni, Michelle K.	0.70 hrs	265 /hr	\$185.50

=====

TOTAL FEES	\$1,125.00
TOTAL DISBURSEMENTS	\$11.05
INTEREST CHARGE ON PAST DUE BALANCE	\$15.77

TOTAL CHARGES FOR THIS BILL	\$1,151.82
------------------------------------	-------------------

Please include the bill number with your payment.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/9/2021	1

BILL To
Lakeside Plantation CDD C/O GMS

Terms	Due Date
Net 30	5/9/2021

Description	Amount
Amortization Schedule Series 1999 Prepay \$5,000	100.00
<div>RECEIVED</div> <div>APR 14 2021</div>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



**New Life Well
and Pump, Inc.**

6520 Beech Street
North Port FL 34291
941-375-1065

53800 - 52000
5312

Job Invoice

SOLD TO: Lakeside Plantation
2200 Plantation Blvd
North Port
tlorf@vestapropertyservices.com

BY: ✓

DATE ORDERED: 3/24/2021
PHONE NO.: 941-427-5500
JOB LOCATION: Tamara Lorf MBR
JOB PHONE: West beside Tennis court
TERMS:

ORDER TAKEN BY: MATT
CUSTOMER ORDER #:
STARTING DATE:

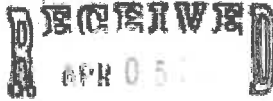
QTY	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK												
1	62 Gallon "Challenger" series pressure Tank - Flexon Brand Tank		1,582.00	- 5 yr Tank Warranty												
1	40/60 heavy Duty Sp. A pressure switch		93.00	John Lish - 913-571-9049 maintenance												
1	Misc Air fittings		5.00													
1	Cut handles off backflow assembly to prevent tampering, 4 handles handles removed handle from filter tank valve															
TOTAL MATERIALS			1,680.00													
				MISCELLANEOUS CHARGES												
				TOTAL MISCELLANEOUS												
				<table><tr><th>LABOR</th><th>HRS.</th><th>RATE</th><th>AMOUNT</th></tr><tr><td>1 HR labor</td><td></td><td>75</td><td></td></tr><tr><td>Service Call</td><td></td><td>45</td><td></td></tr></table>	LABOR	HRS.	RATE	AMOUNT	1 HR labor		75		Service Call		45	
LABOR	HRS.	RATE	AMOUNT													
1 HR labor		75														
Service Call		45														
			TOTAL LABOR	120.00												

WORK ORDERED	TOTAL LABOR	120.00
DATE ORDERED	TOTAL MATERIALS	1,680.00
DATE COMPLETED	TOTAL MISCELLANEOUS	
CUSTOMER APPROVAL SIGNATURE	SUBTOTAL	1,800.00
AUTHORIZED SIGNATURE	TAX	
A-2817-3817 / T-3868	GRAND TOTAL	1,800.00

53800-43100

Innotech Construction Services, LLC

1077 Innovation Ave Unit 112
North Port, FL 34288 US
(841)204-0159
Innotechconstructiongroup@gmail.com



BY: 

INVOICE

BILL TO
Tamara Lorf
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE 1051
DATE 03/29/2021
TERMS Due on receipt
DUE DATE 04/29/2021

PAYMENT TERMS
COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/26/2021	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

BALANCE DUE

\$1,200.00

Innotech Construction Services, LLC

1077 Innovation Ave Unit 112
North Port, FL 34288 US
(941)204-0159
innotechconstructiongroup@gmail.com

53800 - 46500

RECEIVED
APR 01 2021BY: dh**INVOICE**

BILL TO
Tamara Lorf
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE 1057
DATE 03/31/2021
TERMS Due on receipt
DUE DATE 04/30/2021

PAYMENT TERMS
COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/30/2021	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

BALANCE DUE

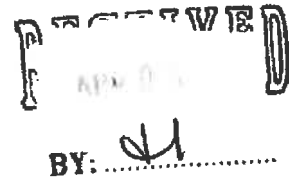
\$1,375.00

53800 - 48000

ROBERT & WOLFIE

Music Duo

Playing Music from the 70's to Current



Invoice # 245

For musical services to be performed:

April 28, 2021

Where: Lakeside Plantation

6-8pm

For the sum of \$400.00 payable at time of performance

Please make checks payable to: Mark Wolf

Thank You

Mark Wolf

1501 Scarlett Ave.

North Port, Fl. 34289

717-891-2347

53800 - 48000



better water. pure and simple.®

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

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

RECEIVED
APR 01
BY: *[Signature]*

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARD NUMBER			EXP. DATE
SIGNATURE			EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
03/31/2021	14.00	1017805	
AMOUNT PAID \$			

Pay By Date: Apr 15

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

Balance Forward Statement
RETURN THIS TOP PORTION WITH YOUR PAYMENT
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 02/28/2021					88.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
03/11/2021	734069	1017805	PO#		44.49
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
2413	5 GALLON DRINKING WATER		6.000 @	7.00	42.00 0.00
03/19/2021		1017805	PO#		-119.47
	PAYMENT		@		
03/31/2021		1017805	PO#		0.00
	PAYMENT		@		
Total Due by the 15th:					14.00

ACCOUNT IS CURRENT

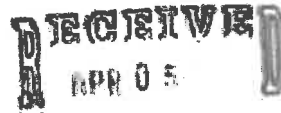
Current	14.00	30day	0.00	60day	0.00	90day	0.00	Balance	14.00
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Pay your bill online using our secure payment page at www.culligansarasota.com

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

Innotech Construction Services, LLC

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



BY: 41

INVOICE

BILL TO
Tamara Lorf
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE 1063
DATE 04/05/2021
TERMS Due on receipt
DUE DATE 05/05/2021

PAYMENT TERMS
COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/02/2021	Electrical, Wiring, and Lighting	Repair/Replace Light Fixtures and Bulbs on the Boulevard	1	450.00	450.00
		Replace damaged Light Fixture and Bulb on boulevard light; near gas station.			
		Replace Bulb In Boulevard Light			
		Clean Boulevard Lights - remove cobwebs, dirt, and debris from housing; 2 poles			
		*This work was discovered during, and is in addition to, the work done and invoiced on 03/30/21 Invoice# 1057			

BALANCE DUE

\$450.00

ARTISTIC PLUMBING CONCEPTS,
INC
28286 TRIBUNE BLVD
PUNTA GORDA, FL 33955

53800-48103

Invoice

Date	Invoice #
1/19/2021	3225

Bill To
Lakeside Plantation 2800 Plantation Blvd North Port, FL 34289

approved SL

		P.O. No.	Terms	Project
		2800 Plantation Blvd	Due on receipt	
Description	Qty	Rate	Amount	
Install Owner Furnished Dishwasher @ 2800 Plantation Blvd Nth Port 1/2" x 3/8" Dishwasher 90 LABOR	1	11.73	11.73	
	2	120.00	240.00	
DUP UPON RECEIPT		Total	\$251.73	
		Payments/Credits	\$0.00	
		Balance Due	\$251.73	

Phone #
(41) 575-6257



CUSTOMER INVOICE

19578

1075 International Ave., Unit 111
North Port, FL 34202
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Lakeside Plantation
JW Plantation Blvd

Date 1.12.21 Name Alex B. Brinkman

Phone 941-4235500 1370 _____
 c/o North Fort St. FL 3254281

DEVICES

LEVEL 1 DEVICE:	\$69.00 = SV	= \$
LEVEL 2 DEVICE:	\$89.00 = City	= \$
LEVEL 3 DEVICE:	\$150.00 = Qty.	= \$
LEVEL 4 DEVICE:	\$210.00 = H.	= \$

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty	= \$	
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty	= \$	
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty	= \$	
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty	= \$	
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty	= \$	

W RING BOXES

LEVEL	WIRING BOX	Size	Material	Quantity	Unit	Price	Total
LEVEL 1	WIRING BOX	Small Junction Box	1/2" x 1/2" x 1/2"	10	Each	\$18.00	\$180.00
LEVEL 2	WIRING BOX	4" x 6" x 6" Metal Box	1/2" x 1/2" x 1/2"	10	Each	\$15.00	\$150.00
LEVEL 3	WIRING BOX	Large Junction Box	3/4" x 3/4" x 3/4"	10	Each	\$21.00	\$210.00
LEVEL 4	WIRING BOX	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	10	Each	\$20.00	\$200.00
LEVEL 5	WIRING BOX	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	10	Each	\$13.00	\$130.00
LEVEL 6	WIRING BOX	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	10	Each	\$19.00	\$190.00
LEVEL 7	WIRING BOX	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	10	Each	\$17.00	\$170.00
LEVEL 8	WIRING BOX	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	10	Each	\$18.00	\$180.00

ADDITIONAL INSTALLATIONS

Year	Country	Value	Unit	Source
1990	China	1.5	1000	1
1991	China	1.5	1000	1
1992	China	1.5	1000	1
1993	China	1.5	1000	1
1994	China	1.5	1000	1
1995	China	1.5	1000	1
1996	China	1.5	1000	1
1997	China	1.5	1000	1
1998	China	1.5	1000	1
1999	China	1.5	1000	1
2000	China	1.5	1000	1
2001	China	1.5	1000	1
2002	China	1.5	1000	1
2003	China	1.5	1000	1
2004	China	1.5	1000	1
2005	China	1.5	1000	1
2006	China	1.5	1000	1
2007	China	1.5	1000	1
2008	China	1.5	1000	1
2009	China	1.5	1000	1
2010	China	1.5	1000	1
2011	China	1.5	1000	1
2012	China	1.5	1000	1
2013	China	1.5	1000	1
2014	China	1.5	1000	1
2015	China	1.5	1000	1
2016	China	1.5	1000	1
2017	China	1.5	1000	1
2018	China	1.5	1000	1
2019	China	1.5	1000	1
2020	China	1.5	1000	1

FUSE PANEL: YES ☐ NO ☒ PANEL MFG: _____ AGE: _____PAID CASH ☐ CHECK ☒ #

CREDIT CARD ☐ *

EXP. DATE: 11/1/78
AMOUNT: \$100.00

TOTAL INVESTMENT 3

Invoice
19531

738

TOTAL FROM
"NOTES" FORM
TOTAL

DEPOSIT

PAID TODAY

BALANCE

25.8

NOTES Today we installed 2 GFI
protected outlets under sinks
in Mens & Wymens restroom.

the above hypothesis is correct, low

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

19

244

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

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

20231

1073 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Lakeside Plantation
3226 Plantation Blvd.

2421 Terminal Alex & Justin
944-435-5500
North Port, FL 34289

DEVICES

LEVEL 1 DEVICE	DESCRIPTION	PRICE	QTY	TOTAL	WAS THE WORK DONE?
LEVEL 1 DEVICE	100Amp Service Panel	\$49.00	1	\$49.00	YES
LEVEL 2 DEVICE	200Amp Service Panel	\$99.00	1	\$99.00	YES
LEVEL 3 DEVICE	100Amp Service Panel	\$158.00	1	\$158.00	YES
LEVEL 4 DEVICE	200Amp Service Panel	\$210.00	1	\$210.00	YES

approved TL 3/8/2021

53800-52000

ASSESSMENTS

PANEL INSPECTION

HOME INSPECTION (up to 2800 sq ft)

SINGLE CIRCUIT ANALYSIS

MULTIPLE CIRCUIT ANALYSIS

WHOLE HOUSE SURGE PROTECTOR

\$99.00 x Qty	= \$		
\$210.00 x Qty	= \$		
\$210.00 x Qty	= \$		
\$319.00 x Qty	= \$	1	\$319
\$423.00 x Qty	= \$		

Tennis court lights

WIRING/BOXES

LEVEL 1 WIRING/BOX	100Amp Service Panel	\$99.00	1	\$99.00
LEVEL 2 WIRING/BOX	200Amp Service Panel	\$158.00	1	\$158.00
LEVEL 3 WIRING/BOX	100Amp Service Panel	\$210.00	1	\$210.00
LEVEL 4 WIRING/BOX	200Amp Service Panel	\$208.00	1	\$208.00
LEVEL 5 WIRING/BOX	100Amp Service Panel	\$319.00	1	\$319.00
LEVEL 6 WIRING/BOX	200Amp Service Panel	\$407.00	1	\$407.00
LEVEL 7 WIRING/BOX	100Amp Service Panel	\$578.00	1	\$578.00
LEVEL 8 WIRING/BOX	200Amp Service Panel	\$899.00	1	\$899.00

ADDITIONAL INSTALLATIONS

\$	x Qty	= \$		
\$	x Qty	= \$		
\$	x Qty	= \$		
\$	x Qty	= \$		
\$	x Qty	= \$		

HOUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

PAID CASH ☐ CHECK ☐

CREDIT CARD # _____ EXP. DATE _____ AUTH. # _____

TOTAL INVESTMENT \$ _____

TOTAL FROM "NOTES" FORM \$ _____

TOTAL \$ _____

DEPOSIT \$ _____

PAID TODAY \$ _____

BALANCE \$ _____

NOTES Today we performed an analysis & have determined there is a buried junction box. Customer is going to look at prints & contact a contractor to help locate box. We will return to continue analysis once more information is provided.

I understand and agree with the above work at the quoted price of \$ _____

Signature _____

I am performing to my satisfaction

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

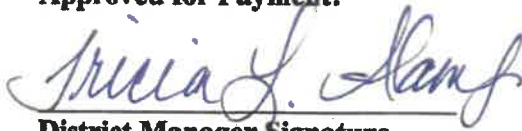
District Name: Lakeside Plantation CDD

Board Meeting Date: April 21, 2021

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

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

Approved for Payment:


District Manager Signature

04/21/2021
Date

****RETURN SIGNED DOCUMENT TO District Accountant****



53800-46500

Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date

Invoice #

2/24/2021

2021-00490

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

RECEIVED
APR 17 2021BY: *HL*

Terms		Due on receipt
Description	Qty	Amount
Service Date: 02/12/2021		
Install new heads for sod, cap off irrigation, and install new heads for the plantings at the clubhouse		
6" PROS-06 Sprayhead NSI	4	28.00
MPR Spray Nozzle	10	12.00
1/2" X 3/8" Spiral Elbow	8	4.40
Swing Joint Pipe/ft.	8	4.00
Male Shrub Adapter	4	4.00
1/2" PVC SCH40 Cap Fipt	8	10.00
Labor - Technician	1.5	82.50
PAYMENT ACCEPTED: CHECK AND CREDIT CARD.		Total \$144.90
Please contact our office to pay by credit card.		
Make check payable to:		Payments/Credits \$0.00
Bloomings Landscape & Turf Management, Inc.		
Please include invoice number on your check.		Balance Due \$144.90
Thank You For Your Business		

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

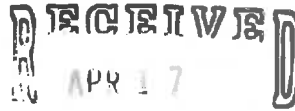
(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233



BY: 41

Invoice

Date**Invoice #**

3/1/2021

2021-00655

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Terms

Due Date**Net 30**

3/31/2021

**** In #10 Open AP**

Description	Qty	Amount
Month of March Monthly Grounds Maintenance Fee		7,655.00
PAYMENT ACCEPTED: CHECK AND CREDIT CARD. Please contact our office to pay by credit card. Make check payable to: Bloomings Landscape & Turf Management, Inc. Please include invoice number on your check. Thank You For Your Business		Total \$7,655.00 Payments/Credits \$0.00 Balance Due \$7,655.00

Phone #**Fax #****E-mail****Web Site**

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 03/31/21

PAGE: 1

CUSTOMER NUMBER: 4251-9509-6 83805-48162

LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT, FL 34289 9472

THE SHERWIN-WILLIAMS CO.
ACCOUNTS RECEIVABLE DEPT.
2970 COMMERCE PKWY
NORTH PORT, FL 34289 9315

DUE DATE
04/20/2021

PLEASE PAY
\$104.10

JOB NUMBER: 01
JOB NAME: LAKESIDE PLANTATION CDD
PAYMENT TERMS: NET 20TH PROX

Kitchen paint

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 941-426-4909

ACCOUNT SUMMARY

PREVIOUS BALANCE: \$0.00
CURRENT MONTH CHARGES: \$131.07
CURRENT MONTH PAYMENTS: \$0.00
CURRENT MONTH STORE CREDITS: \$26.97-
CURRENT MONTH OTHER DEBITS: \$0.00
CURRENT MONTH OTHER CREDITS: \$0.00
ACCOUNT BALANCE: \$104.10

CURRENT DUE:
PAST DUE 1-30 DAYS: \$104.10
PAST DUE 31-60 DAYS: \$0.00
PAST DUE 61-90 DAYS: \$0.00
PAST DUE OVER 90 DAYS: \$0.00
NET AMOUNT DUE: \$104.10

REMITTANCE ADVICE
CUSTOMER NO.
4251-9509-6

JOB NUMBER: 01
2492 / 00109

LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT, FL 34289 9472

PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

THANK YOU FOR YOUR PAYMENT

NET AMOUNT DUE: \$104.10

AMOUNT PAID	
CHECK NO.	

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
03/31/2021	CREDIT MEMO	2492	79257		\$26.97-	\$26.97-
03/31/2021	CHARGE	2492	79232	TAMARA	\$131.07	\$131.07

PLEASE CHECKMARK
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REF NO	AMOUNT
79257	\$26.97-
79232	\$131.07

53800 - 5 1000

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408



Invoice

Date	Invoice #
4/1/2021	81014

Bill To	BY: <i>H</i>
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	4/30/2021	SB	4/1/2021

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

Thank you for your business!

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

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

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

53800-46000

SOLITUDE
LAKE MANAGEMENT

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

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

RECEIVED
APR 17 2021

BY: *HL*

INVOICE

Invoice Number: PI-A00580425

Invoice Date: 04/01/21

PROPERTY: Lakeside
Plantation CDD

CUSTOMER ID		CUSTOMER PO		Payment Terms	
L2077				Due upon receipt	
Sales Rep ID		Shipment Method		Ship Date	Due Date
Bill Kurth					04/01/21
Qty	Item / Description	UOM	Unit Price	Extension	
1	Lake & Pond Management Services SVR06010 04/01/21 - 04/30/21 Lake & Pond Management Services		966.00	966.00	

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	966.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

RECEIVED
APR 17 1964

BY: H.....

Invoice

Date	Invoice #
------	-----------

4/1/2021 2021-01040

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Terms

Net 30**Due Date**

5/1/2021

Description	Qty	Amount
Month of April		
Monthly Grounds Maintenance Fee		7,655.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total	\$7,655.00
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$7,655.00
--------------------	-------------------

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com



53800-52000

Invoice

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

Date	Invoice #
4/7/2021	61286

RECEIVED
APR 17 2021

BY: *[Signature]*

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

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

Terms	PO #	Due Date
Net 30	Tamara	5/7/2021
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	4/7/2021

Notes

Quantity	Units	Description	Options	Unit Price	Amount
50	lb	Nails 3"/per pound		5.49	274.50
Thank you for your business.				Subtotal	274.50
				Shipping Cost (FedEx Ground)	35.69
				Total	\$310.19

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

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

BY: 41

```
12:59:36
Route
41109
```

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



53800 - 34000

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice

Invoice # 381857
Date 4/1/2021

Terms

Due Date 4/30/2021

Memo Apr 2021 Fees

Bill To

Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
9145 Narcoossee Road, Suite A206
Orlando FL 32827

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,202.00	5,202.00
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,281.08	2,281.08
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,587.92	2,587.92
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,924.42	4,924.42

Total \$14,995.42



53800 - 46000

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

INVOICE

Invoice Number: PI-A00563895

Invoice Date: 03/01/21

PROPERTY: Lakeside
Plantation CDD

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

CUSTOMER ID
L2077

CUSTOMER PO

Payment Terms
Due upon receipt

Sales Rep ID
Bill Kurth

Shipment Method

Ship Date

Due Date
03/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 03/01/21 - 03/31/21 Lake & Pond Management Services		966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	966.00

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	4/02/2021	5/03/2021

Total Current Charges	168.47
Balance Forward	168.47
Total Amount Due	336.94

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

000054883000159826000000336948

1 Please return this portion with payment. *Thank You.*

SERVICE ADDRESS 2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	Last Bill Amount	
54883-159826	55-55	4/02/2021	5/03/2021	336.94	
				Payments	-168.47
				Adjustments	0.00
				Balance Forward	168.47
Rate Class: COMMERCIAL WASTE					
Last payment amount/date:		168.47	3/17/2021		

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
Service				Consumption		Charge	Total	
GB	DUMPSTER4YD/1 PICKUP			2/28/21	3/31/21	156.80	0.00	
GB	95 GAL RECY 1PU 1MON			2/28/21	3/31/21	7.00	0.00	
GB	EXTRA RECY 1XMONTH			2/28/21	3/31/21	4.67	0.00	
TOTAL COMMERCIAL GARBAGE							168.47	

Total Current Charges	168.47
Balance Forward	168.47
Total Amount Due	336.94

Deposit Amount : 505.41

Keep cooking areas clean & clear of combustibles

(pot holders, towels, food packages, etc.). Keep

children & pets away from cooking areas by

creating a 3-ft. "kid-free zone". Turn pot handles

inward so children can't grab them.

Click2Gov Internet PIN#:

Average cost per day
Budget Difference

5.43
0.00

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM and for
water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

EMAIL:

Join thousands of your neighbors in saving money and the environment by receiving your bill information online!
Provide your email address above and we will send you the registration information.

*H2O Program
donations
benefit North
Port utility
customers in
need of
assistance
with their
water bills.

CHANGE OF MAILING ADDRESS

PLEASE CHANGE MY MAILING ADDRESS TO THE FOLLOWING ADDRESS BEGINNING ON: _____

NEW ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____

**FREE GO GREEN BILLING:**

Go to www.cityofnorthport.com to register for email notification when your bill is available.

FREE 24/7 GO GREEN PAYMENTS:
SAVE GAS, MONEY & THE ENVIRONMENT!**PAY BY PHONE:**

1-855-941-INFO (4636)

**PAY ONLINE:**

WWW.CITYOFNORTHPORT.COM

Automatic bank draft
Online recurring payments

**ADDITIONAL PAYMENT OPTIONS:****OFFICE/DRIVE THRU PAYMENTS:**

Cashiers office lobby & drive thru window
4970 City Hall Blvd North Port, FL 34286 (1st Floor)
Monday-Friday 8am-5pm

***MAIL PAYMENTS TO:**

NORTH PORT UTILITIES
4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286-4100

* North Port Utilities is not responsible for any lost payments sent through the mail. Please allow 7-10 business days & include your account number on your check with the upper portion of your bill.

CURRENT & LATE PAYMENTS:

To avoid late charges and penalties, payment for the current charges shown on the front of this bill must be received no later than the due date shown. If payment is not received on or before the due date shown, late charges, penalties and service disconnection may result. ANY AND ALL PAST DUE BALANCES INDICATED ON THIS BILL ARE DUE IMMEDIATELY. Failure to pay past due balances may result in additional charges and disconnection of service without notice.

TURN ON WATER:

Requests to have water service turned on must be made before 3:00pm, Monday thru Friday, excluding holidays, to have water turned on the same day. Requests received after 3:00pm will be scheduled for the next business day.

USAGE BLOCK BILLING & CONSERVATION:

Our rates are designed to encourage conservation as required by our consumptive use permit. Therefore, the more water you use, the more you are charged per 1,000 gallons of water used. For example, a residential customer using 8,000 gallons would be billed the first 4,000 gallons under the first block, the second 4,000 gallons under the second, higher block and so on. The average use for a single family residence is approximately 2,000 gallons per person per month, so a 2 person household would have an average use of 4,000 gallons and be billed under the first block.

PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

NORTH PORT UTILITIES
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122

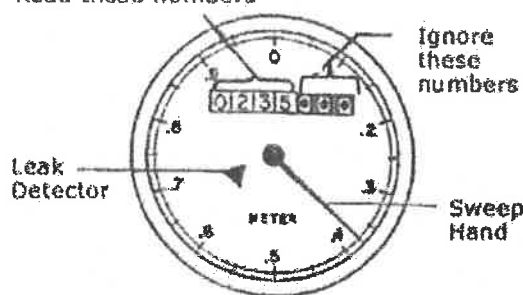
READING YOUR METER:

To determine your water usage from your most recent reading, follow these simple steps:

Locate your meter. It is usually located in the ground near the property line. Reading from left to right, make a note of the odometer-type numbers found on the meter. North Port Utilities bills only in whole units of a thousand gallons. Subsequently, do not use the ones, tens, or hundreds columns (the last three digits of the meter). Next, locate your most recent ("current") meter reading on the front of this bill. Subtract the last reading from the reading you obtained. The resulting number is your usage (since your last meter reading) in thousand gallons. Please review the illustration below for further information.

DIAGRAM OF A WATER METER

Read these numbers



One revolution of the sweep hand indicates ten gallons have flowed through the meter. In this example, the actual reading is 235. IMPORTANT: this illustration is indicative of most meters. Your meter may look a little different than pictured here. If you need assistance reading your meter, please call 941-240-8000.

If the sweep hand or leak detector (triangle) is moving, water is flowing through the meter. This could indicate that something is running or leaking. IF nothing is running (such as dishwasher, hose, or shower, etc.) this could indicate a possible leak.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	3/29/2021	4/19/2021

Total Current Charges	166.08
Balance Forward	0.00
Total Amount Due	166.08

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000166087

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	Last Bill Amount	
43123-156052	18-29	3/29/2021	4/19/2021	155.20	
				Payments	-155.20
				Adjustments	0.00
				Balance Forward	0.00
Rate Class: COMMERCIAL					
Last payment amount/date:		155.20	3/18/2021		

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/18/21 3/18/21	28	54830746	1.000	TGAL	12	8	4
						USAGE FOR		8

Service	Consumption	Charge	Total
WA Base facility chg		47.29	0.00
WA Usage block 1	4.00	17.32	0.00
TOTAL WATER			64.61
SE Base facility chg		75.27	0.00
SE Consumption	4.00	26.20	0.00
TOTAL SEWER			101.47

Total Current Charges	166.08
Balance Forward	0.00
Total Amount Due	166.08

Wildfire can spread to treetops. Prune low tree

branches 6-10 ft. from ground & remove dead

vegetation within 10 ft. of the home. Learn more

on the Firewise website.

Click2Gov Internet PIN#:

Average cost per day

5.93

Budget Difference

0.00

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM and for
water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

EMAIL: _____

Join thousands of your neighbors in saving money and the environment by receiving your bill information online!
Provide your email address above and we will send you the registration information.

*H2O Program
donations
benefit North
Port utility
customers in
need of
assistance
with their
water bills.

CHANGE OF MAILING ADDRESS

PLEASE CHANGE MY MAILING ADDRESS TO THE FOLLOWING ADDRESS BEGINNING ON: _____

NEW ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____



FREE GO GREEN BILLING:

Go to www.cityofnorthport.com to register for email notification when your bill is available.

**FREE 24/7 GO GREEN PAYMENTS:
SAVE GAS, MONEY & THE ENVIRONMENT!**



PAY BY PHONE:

1-855-941-INFO (4636)



PAY ONLINE:

WWW.CITYOFNORTHPORT.COM

Automatic bank draft
Online recurring payments



ADDITIONAL PAYMENT OPTIONS:

OFFICE/DRIVE THRU PAYMENTS:

Cashiers office lobby & drive thru window
4970 City Hall Blvd North Port, FL 34286 (1st Floor)
Monday-Friday 8am-5pm

*MAIL PAYMENTS TO:
NORTH PORT UTILITIES
4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286-4100

* North Port Utilities is not responsible for any lost payments sent through the mail. Please allow 7-10 business days & include your account number on your check with the upper portion of your bill.

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TURN ON WATER:

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USAGE BLOCK BILLING & CONSERVATION:

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PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

NORTH PORT UTILITIES
4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122

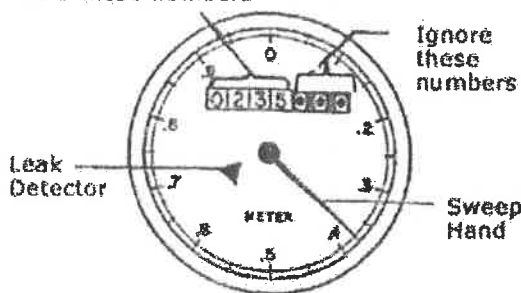
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DIAGRAM OF A WATER METER

Read these numbers



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If the sweep hand or leak detector (triangle) is moving, water is flowing through the meter. This could indicate that something is running or leaking. If nothing is running (such as dishwasher, hose, or shower, etc.) this could indicate a possible leak.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	3/29/2021	4/19/2021

Total Current Charges	20.30
Balance Forward	0.00
Total Amount Due	20.30

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154658000000020301

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	3/29/2021	4/19/2021

Last Bill Amount	72.70
Payments	-72.70
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 72.70 3/18/2021

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/18/21 3/18/21	28	36607560	1.000	TGAL	695	695	0
						USAGE FOR		3

Service	Consumption	Charge	Total
WA Base facility chg		20.30	20.30

Total Current Charges	20.30
Balance Forward	0.00
Total Amount Due	20.30

Wildfire can spread to treetops. Prune low tree

branches 6-10 ft. from ground & remove dead

vegetation within 10 ft. of the home. Learn more

on the Firewise website.

Click2Gov Internet PIN#:

Average cost per day	0.73
Budget Difference	0.00

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM and for
water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

EMAIL:

Join thousands of your neighbors in saving money and the environment by receiving your bill information online!
Provide your email address above and we will send you the registration information.

*H2O Program
donations
benefit North
Port utility
customers in
need of
assistance
with their
water bills.

CHANGE OF MAILING ADDRESS

PLEASE CHANGE MY MAILING ADDRESS TO THE FOLLOWING ADDRESS BEGINNING ON: _____

NEW ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE NUMBER: _____

**FREE GO GREEN BILLING:**

Go to www.cityofnorthport.com to register for email notification when your bill is available.

FREE 24/7 GO GREEN PAYMENTS:
SAVE GAS, MONEY & THE ENVIRONMENT!**PAY BY PHONE:**

1-855-941-INFO (4636)

**PAY ONLINE:**

WWW.CITYOFNORTHPORT.COM

Automatic bank draft
Online recurring payments

**ADDITIONAL PAYMENT OPTIONS:****OFFICE/DRIVE THRU PAYMENTS:**

Cashiers office lobby & drive thru window
4970 City Hall Blvd North Port, FL 34286 (1st Floor)
Monday-Friday 8am-5pm

***MAIL PAYMENTS TO:**

NORTH PORT UTILITIES
4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286-4100

* North Port Utilities is not responsible for any lost payments sent through the mail. Please allow 7-10 business days & include your account number on your check with the upper portion of your bill.

CURRENT & LATE PAYMENTS:

To avoid late charges and penalties, payment for the current charges shown on the front of this bill must be received no later than the due date shown. If payment is not received on or before the due date shown, late charges, penalties and service disconnection may result. ANY AND ALL PAST DUE BALANCES INDICATED ON THIS BILL ARE DUE IMMEDIATELY. Failure to pay past due balances may result in additional charges and disconnection of service without notice.

TURN ON WATER:

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4970 CITY HALL BLVD
NORTH PORT, FL 34286-4100
941-429-7122

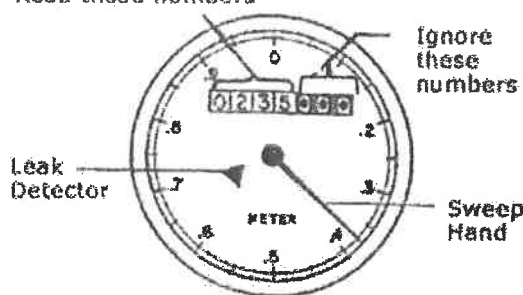
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North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	3/29/2021	4/19/2021

Total Current Charges	491.05
Balance Forward	0.00
Total Amount Due	491.05

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154656000000491056

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	3/29/2021	4/19/2021

Last Bill Amount	564.01
Payments	-564.01
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 564.01 3/18/2021

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/18/21 3/18/21	28	80005382	1.000	TGAL	4087	4027	60
USAGE FOR								69

Service	Consumption	Charge	Total
WA Base facility chg		92.25	0.00
WA Usage block 1	20.00	86.60	0.00
WA Usage block 2	20.00	129.80	0.00
WA Usage block 3	20.00	182.40	0.00
TOTAL WATER			491.05

Total Current Charges	491.05
Balance Forward	0.00
Total Amount Due	491.05

Wildfire can spread to treetops. Prune low tree

branches 6-10 ft. from ground & remove dead

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Click2Gov Internet PIN#:

Average cost per day
Budget Difference

17.54
0.00

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941-429-7122

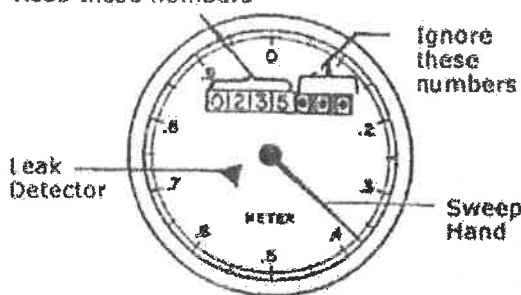
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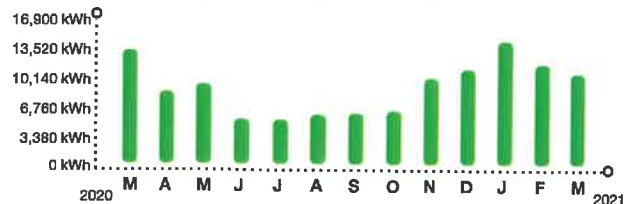
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**Electric Bill Statement****For:** Feb 23, 2021 to Mar 24, 2021 (29 days)**Statement Date:** Mar 24, 2021**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$877.02**

TOTAL AMOUNT YOU OWE

Apr 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 14, 2021 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,061.23
Payments received	-1,061.23
Balance before new charges	0.00
Total new charges	877.02
Total amount you owe	\$877.02

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

FPL has asked the Florida Public Service Commission for a rate adjustment to fuel charges. Learn more: FPL.com/Rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes the
following donation:
FPL Care To Share:Please request changes
at FPL.com. Notes on this bill
will not be detected.Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33186-0001Visit FPL.com/PayBill
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$877.02

TOTAL AMOUNT YOU OWE

Apr 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,061.23
Payment received - Thank you	-1,061.23
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$265.90

Fuel: (\$0.024490 per kWh) \$276.64

Demand: (\$11.30 per KW) \$237.30

Electric service amount 806.32

Gross receipts tax 20.67

Franchise charge 50.03

Taxes and charges 70.70

Total new charges \$877.02

Total amount you owe \$877.02

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Apr 23, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	43095		31799		11296
Demand KW	20.83				21

ENERGY USAGE COMPARISON

	This Month Mar 24, 2021	Last Month Feb 23, 2021	Last Year Mar 24, 2020
Service to			
kWh Used	11296	12469	14053
Service days	29	29	29
kWh/day	389	429	484
Amount	\$877.02	\$1,061.23	\$1,103.05

We're here to help

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[Learn more](#)

Help your neighbors

Contribute to Care to Share and help a neighbor in need during this challenging time.

[Donate today](#)

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**Electric Bill Statement****For:** Feb 23, 2021 to Mar 24, 2021 (29 days)**Statement Date:** Mar 24, 2021**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$867.38**

TOTAL AMOUNT YOU OWE

Apr 14, 2021

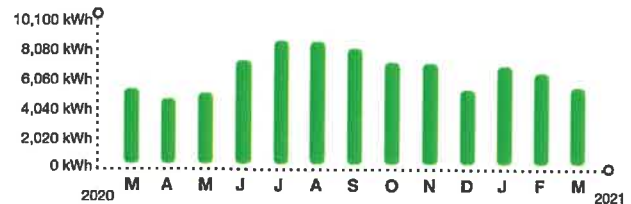
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	923.80
Payments received	-923.80
Balance before new charges	0.00
Total new charges	867.38
Total amount you owe	\$867.38

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

FPL has asked the Florida Public Service Commission for a rate adjustment to fuel charges. Learn more: FPL.com/Rates.**ENERGY USAGE HISTORY****KEEP IN MIND**

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Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes the
following donation:**FPL Care To Share:** _____Please request changes
at FPL.com. Notes on this bill
will not be detected.Make check payable to FPL
in U.S. funds and mail along with
this coupon to:**FPL**
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

57421-67439

ACCOUNT NUMBER

\$867.38

TOTAL AMOUNT YOU OWE

Apr 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST
Account Number: 57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	923.80
Payment received - Thank you	-923.80
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$134.18

Fuel: (\$0.024490 per kWh) \$139.59

Demand: (\$11.30 per KW) \$497.20

Electric service amount 797.45

Gross receipts tax 20.45

Franchise charge 49.48

Taxes and charges 69.93

Total new charges \$867.38

Total amount you owe \$867.38

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Apr 23, 2021.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	70688	70118	10	5700
Demand KW	4.43		10.00	44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2021	Feb 23, 2021	Mar 24, 2020
kWh Used	5700	6780	5550
Service days	29	29	29
kWh/day	196	233	191
Amount	\$867.38	\$923.80	\$910.03

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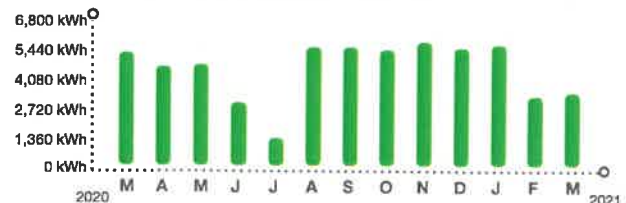
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**Electric Bill Statement****For:** Feb 23, 2021 to Mar 24, 2021 (29 days)**Statement Date:** Mar 24, 2021**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$368.29**

TOTAL AMOUNT YOU OWE

Apr 14, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

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- The amount due on your account will be drafted automatically on or after April 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	350.56
Payments received	-350.56
Balance before new charges	0.00
Total new charges	368.29
Total amount you owe	\$368.29

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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COMMUNITY DEVELOPMENT DIST
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ORLANDO FL 32827-5768The amount enclosed includes the
following donation:
FPL Care To Share: _____Please request changes
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this coupon to:**FPL**
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

04126-05586

ACCOUNT NUMBER

\$368.29

TOTAL AMOUNT YOU OWE

Apr 14, 2021

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	350.56
Payment received - Thank you	-350.56
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$238.80

Fuel: (\$0.024490 per kWh) \$89.19

Electric service amount 338.60

Gross receipts tax 8.68

Franchise charge 21.01

Taxes and charges 29.69

Total new charges \$368.29

Total amount you owe \$368.29

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Apr 23, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	57330		53688		3642

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2021	Feb 23, 2021	Mar 24, 2020
kWh Used	3642	3461	5613
Service days	29	29	29
kWh/day	125	119	193
Amount	\$368.29	\$350.56	\$543.35

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ACCOUNT INVOICE

peoplesgas.com



LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Statement Date: 03/22/2021
Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	04/12/2021

Your Account Summary

Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07
Current Month's Charges	\$16.07
Total Amount Due	\$16.07

DO NOT PAY. Your account will be drafted on 04/12/2021

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



peoplesgas.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	04/12/2021

Amount Enclosed

\$

648914361411 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 04/12/2021

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
9145 NARCOOSSEE RD, STE 206
ORLANDO, FL 32827-5768

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

648914361411 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 04/12/2021



Contact Information

Residential Customer Care

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

BTU – British thermal unit – a unit of heat measurement.

Budget Billing – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Customer Charge – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Estimated – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit peoplesgas.com.

Your payment options are:

- Schedule free one-time or recurring payments at peoplesgas.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit peoplesgas.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at peoplesgas.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite peoplesgas.com para ver esta información en español.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

Late Payment Charge – The late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.



ACCOUNT INVOICE



Account: 211014212750
Statement Date: 03/22/2021
Current month's charges due 04/12/2021

Details of Current Month's Charges – Service from - 02/17/2021 to 03/17/2021

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
RHE73410	03/17/2021	405	405	0 CCF	1.045	1.0000	0.0 Therms	29 Days

Customer Charge

\$15.10

Peoples Gas Usage History

Natural Gas Service Cost

\$15.10

Franchise Fee

\$0.97

Therms Per Day
(Average)

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

MAR 2021 0.0
 FEB 0.0
 JAN 0.0
 DEC 0.0
 NOV 0.0
 OCT 0.0
 SEP 0.0
 AUG 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 MAR 2020 0.0

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to Tampa Electric Company P.O. Box 31318, Tampa, Florida 33631-3318.

Your Monthly Invoice

Account Summary

New Charges Due Date	4/26/21
Billing Date	4/01/21
Account Number	941-423-5501-021913-5
PIN	7332
Previous Balance	448.02
Payments Received Thru 3/21/21	-448.02
Thank you for your payment!	
Balance Forward	.00
New Charges	448.82
Total Amount Due	\$448.82

Engage your customers with texting

- Premium unlimited texting starts at just \$19.99/mo. plus taxes and fees
- Unlimited number of devices
- Custom signature

Call 1.877.464.0455
frontier.com/business texting

Limited time offer. Frontier texting service requires a Frontier voice plan and an Internet connection, which are not included. A one-time \$20 activation fee applies. Advertised price reflects a discount for subscribers with a qualifying package of Frontier business phone and Internet service. Taxes, fees and other restrictions apply. Frontier reserves the right to withdraw this offer at any time.



Manage Your Account

To Pay Your Bill

Online: Frontier.com 1.800.801.6652

By mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Tech support:** Frontier.com/helpcenter

Email: ContactBusiness@ftr.com



1 3 11



DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com

Get digital meeting solutions with Frontier Anywhere Web Conferencing

- ✓ Available 24/7 to upload and display presentations
- ✓ Video integration with web cameras
- ✓ See list of attendees and grant 'control' to participants

**To order, call
1.855.821.2731**

System Requirements Audio: A touch tone telephone is required for Audio service. System Requirements Internet Speed: An internet connection of High Speed DSL or faster. System Requirements Web Moderator: Internet Explorer 5.5 with Java script and session cookies enabled, 800 MHz or equivalent computer with 96 MB of RAM. For application sharing 128 MB of RAM is required and requirements increase slightly depending on the number of participants, Windows 2000/XP/Vista, Internet connection minimum 56 Kbps for application sharing, 128 Kbps for broadcasting video.

**For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday
or visit www.Frontier.com.**

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERNS, OR A RECURRING ISSUE, PLEASE CONTACT OUR
FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET
SPECIALIZED ATTENTION.**

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and /or Mobility Impaired customers may call 1-877-462-6606 to reach a consultant trained to support their communication needs.



**CURRENT BILLING SUMMARY**

Local Service from 04/01/21 to 04/30/21

Qty	Description	941/423-5501.0	Charge
Basic Charges			
2	OneVoice Nationwide		59.98
	2 OneVoice Access Line		
3	Multi-Line Federal Subscriber Line Charge		27.51
3	Access Recovery Charge Multi-Line Business		11.67
	Carrier Cost Recovery Surcharge		5.99
	Frontier Roadwork Recovery Surcharge		1.50
	Federal USF Recovery Charge		13.08
	FCA Long Distance - Federal USF Surcharge		2.00
Total Basic Charges			121.73
Non Basic Charges			
	FiberOptic Internet 75 Dynamic IP w/ OneVoice		159.98
	OneVoice Access Line		
	Business FiberOptic 75/75M Dynamic IP		
3	Federal Primary Carrier Multi Line Charge		17.97
	Other Charges-Detailed Below		5.99
	FCA Long Distance - Federal USF Surcharge		6.00
Total Non Basic Charges			189.94
Video			
	FiberOptic TV Extreme HD Private		84.99
4	HD Set Top Box		51.96
	Sports/Broadcast TV Fee		14.99
	Partial Month Charges-Detailed Below		-14.99
	FCC Regulatory Recovery Fee		.07
Total Video			137.02
Toll/Other			
	Frontier Com of America -Detailed Below		.10
	FCA Long Distance - Federal USF Surcharge		.03
Total Toll/Other			.13

TOTAL 448.82**** ACCOUNT ACTIVITY ****

Qty	Description	Order Number	Effective Dates	
1	Business High Speed Internet Fee	AUTOCH	4/01	5.99
	941/423-5501		Subtotal	5.99
Partial Month Charges				
	FiberOptic Video Discount 99 MO			-14.99
	941/423-5501		Subtotal	-14.99
Subtotal				-9.00

CIRCUIT ID DETAIL

88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 MAR 05	2:26P	1.0	DD	LAKE WALES FL (863)241-8050	.00 U
E	2 MAR 05	4:35P	1.0	DD	BRADENTON FL (941)739-6582	.00 U
E	3 MAR 24	7:00P	4.0	DD	BRADENTON FL (941)281-9638	.00 U
941/423-5500						Subtotal .00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$175.82 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning April 1, 2021, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are increasing from 31.8% to 33.4%. Questions? Please contact customer service.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com. Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card.

For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

Local Franchise Authority - FiberOptic TV
Your FCC Community ID is: FL1334



Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 4	MAR 05	2:40P	2.0	DD	KNOXVILLE TN (865)617-8194	.00 U
E 5	MAR 05	4:02P	2.0	DD	ORLANDO FL (407)841-5524	.00 U
E 6	MAR 08	12:21P	10.0	DD	KNOXVILLE TN (865)617-8194	.00 U
E 7	MAR 08	6:19P	5.0	DD	BUFFALO NY (716)308-8671	.00 U
E 8	MAR 10	1:26P	1.0	DD	ORLANDO FL (407)841-5524	.00 U
E 9	MAR 11	11:19A	3.0	DD	KNOXVILLE TN (865)617-8194	.00 U
E 10	MAR 11	11:52A	1.0	DD	PONTIAC MI (248)462-3052	.00 U
E 11	MAR 11	12:44P	1.0	DD	WOODSTOCK IL (815)355-1880	.00 U
E 12	MAR 12	2:41P	2.0	DD	CATASAUQUA PA (610)596-4961	.00 U
E 13	MAR 15	10:12A	4.0	DD	NEWARK OH (740)644-6593	.00 U
E 14	MAR 15	12:28P	1.0	DD	PHPHSBZN39 PA (267)673-2563	.00 U
E 15	MAR 15	3:31P	1.0	DD	NEWARK OH (740)644-6593	.00 U
E 16	MAR 17	9:54A	1.0	DD	OVERLANDPK KS (913)579-9049	.00 U
E 17	MAR 22	1:23P	1.0	DD	FORT MYERS FL (239)600-1564	.00 U
E 18	MAR 22	1:23P	11.0	DD	FORT MYERS FL (239)600-1564	.00 U
E 19	MAR 25	12:26P	13.0	DD	JACKSONVL FL (904)355-1831	.00 U
E 20	MAR 26	11:18A	3.0	DD	ORLANDO FL (407)841-5524	.00 U
E 21	MAR 30	11:28A	2.0	DD	GLADWIN MI (989)329-5336	.00 U
E 22	MAR 31	11:25A	1.0	DD	KNOXVILLE TN (865)617-8194	.00 U
E 23	MAR 31	6:18P	1.0	DD	CONCORD NH (603)491-9104	.00 U

941/423-5500

Subtotal

.00

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	MAR 03	1:32P	2.0	DD	PORT HOPE ON (905)885-2568	.10
E 24	MAR 08	10:30A	1.0	DD	METUCHEN NJ (732)632-2939	.00 U
E 25	MAR 09	3:58P	2.0	DD	WINTERPARK FL (407)478-0204	.00 U
E 26	MAR 10	12:33P	1.0	DD	KETCHIKAN AK (907)247-9971	.00 U
E 27	MAR 10	12:34P	2.0	DD	DURANGO CO (970)247-9971	.00 U
E 28	MAR 15	12:00P	1.0	DD	TRENTON NJ (609)633-7783	.00 U
E 29	MAR 17	10:31A	1.0	DD	ELKRIDGE MD (443)592-0206	.00 U
E 30	MAR 19	2:44P	1.0	DD	LINCOLN NE (402)328-2266	.00 U
E 31	MAR 22	9:59A	1.0	DD	METUCHEN NJ (732)632-2939	.00 U
E 32	MAR 23	11:15A	2.0	DD	RICHMOND IN (765)962-5015	.00 U

941/423-5501

Subtotal

.10

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	23	72	.00
Main Number	10	14	.10
***Customer Summary	33	86	.10

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	3	6	.00
Interstate	22	45	.00
Intrastate	7	33	.00
International	1	2	.10
***Customer Summary	33	86	.10



SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
April 30, 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	Long-Term Debt
9	Assessment Receipt Schedule

Lakeside Plantation
Community Development District
Combined Balance Sheet
April 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 84,470	\$ -	\$ -	\$ 84,470
Debit Card Account	\$ 476	\$ -	\$ -	\$ 476
Money Market Account	\$ 314,875	\$ -	\$ -	\$ 314,875
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 126,046	\$ 126,046
Investment - Operations:				
State Board of Administration	\$ 507	\$ -	\$ 359,013	\$ 359,520
Investment - Bonds:				
Reserve Fund	\$ -	\$ 76,558	\$ -	
Revenue Fund	\$ -	\$ 152,901	\$ -	\$ 152,901
Prepayment Fund	\$ -	\$ 2,758	\$ -	\$ 2,758
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Due from Capital Reserve	\$ 1,435	\$ -	\$ -	\$ 1,435
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 15,157	\$ -	\$ 15,157
Due from Other	\$ 2,536	\$ -	\$ -	\$ 2,536
Total Assets	\$ 404,819	\$ 247,373	\$ 485,059	\$ 1,137,251
Liabilities:				
Accounts Payable	\$ 25,931	\$ -	\$ -	\$ 25,931
Accrued Expenses	\$ 1,018	\$ -	\$ -	\$ 1,018
Due to Debt Service	\$ 15,157	\$ -	\$ -	\$ 15,157
Total Liabilities	\$ 42,107	\$ -	\$ -	\$ 42,107
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 247,373	\$ -	\$ 247,373
Assigned Capital Projects	\$ -	\$ -	\$ 485,059	\$ 485,059
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 333,420	\$ -	\$ -	\$ 333,420
Total Fund Balances	\$ 362,712	\$ 247,373	\$ 485,059	\$ 1,095,144
Total Liabilities & Fund Balance	\$ 404,819	\$ 247,373	\$ 485,059	\$ 1,137,251

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 11,667	\$ 9,425	\$ (2,241)
Activities	\$ 10,000	\$ 5,833	\$ 350	\$ (5,483)
Clubhouse Rentals	\$ 5,000	\$ 2,917	\$ 200	\$ (2,717)
Miscellaneous	\$ 1,500	\$ 875	\$ -	\$ (875)
Interest Earnings	\$ 50	\$ 29	\$ 18	\$ (11)
Operation & Maintenance Assessments	\$ 686,794	\$ 622,900	\$ 622,900	\$ -
Total Revenues	\$ 723,344	\$ 644,221	\$ 632,893	\$ (11,328)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 11,000	\$ 6,417	\$ 6,000	\$ 417
District Manager	\$ 38,246	\$ 22,310	\$ 22,311	\$ (1)
District Counsel	\$ 25,750	\$ 15,021	\$ 9,982	\$ 5,039
District Engineer	\$ 14,000	\$ 8,167	\$ 4,254	\$ 3,913
Disclosure Report	\$ 1,000	\$ 583	\$ 683	\$ (100)
Trustee Fees	\$ 4,771	\$ 4,771	\$ 3,180	\$ 1,590
Audit Fees	\$ 3,185	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 875	\$ 723	\$ 152
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 992	\$ 941	\$ 51
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 1,900	\$ 1,108	\$ 1,618	\$ (510)
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 758	\$ 583	\$ 175
Total General & Administrative:	\$ 120,763	\$ 77,413	\$ 66,394	\$ 11,018
Operations:				
Personnel Services (Management Contract)	\$ 179,945	\$ 104,968	\$ 102,367	\$ 2,601
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ 29	\$ 1,430
Common Area Renewal & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Street Light/Decorative Light	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Landscape Maintenance - Contract	\$ 91,860	\$ 53,585	\$ 61,240	\$ (7,655)
Landscape Maintenance - Other	\$ 5,000	\$ 2,917	\$ 3,502	\$ (585)
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 2,625	\$ 233	\$ 2,393
Lake Maintenance	\$ 14,000	\$ 8,167	\$ 8,694	\$ (527)
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,250	\$ 3,257	\$ 1,993
Water Utility Services - Entrance Feature	\$ 4,000	\$ 2,333	\$ 248	\$ 2,086
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 1,750	\$ 1,020	\$ 730
Miscellaneous Tools & Equipment	\$ 1,000	\$ 583	\$ -	\$ 583
Traffic Enforcement	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Total Operations:	\$ 338,045	\$ 200,128	\$ 189,790	\$ 10,338

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 11,667	\$ 1,968	\$ 9,699
License/Fees	\$ 1,200	\$ 700	\$ 847	\$ (147)
General Supplies	\$ 10,000	\$ 5,833	\$ 6,099	\$ (266)
Maintenance	\$ 14,000	\$ 8,167	\$ 6,049	\$ 2,118
Office Supplies	\$ 3,500	\$ 2,042	\$ 906	\$ 1,135
Public Communication	\$ 1,500	\$ 875	\$ 415	\$ 460
Pest Control	\$ 600	\$ 350	\$ 150	\$ 200
Security	\$ 1,500	\$ 875	\$ 753	\$ 122
Security Patrol	\$ 30,274	\$ 17,660	\$ 3,360	\$ 14,300
AED	\$ 500	\$ 292	\$ -	\$ 292
Telephone & Internet Services	\$ 5,500	\$ 3,208	\$ 3,349	\$ (141)
Janitorial Supplies	\$ 3,250	\$ 1,896	\$ 1,097	\$ 799
Electric Utility Services - Clubhouse	\$ 14,000	\$ 8,167	\$ 7,237	\$ 930
Gas Utility	\$ 250	\$ 146	\$ 97	\$ 49
Garbage Collection	\$ 2,100	\$ 1,225	\$ 1,172	\$ 53
Water Utility Services - Clubhouse	\$ 4,400	\$ 2,567	\$ 1,657	\$ 909
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 9,333	\$ 6,492	\$ 2,841
Pool Cleaning	\$ 9,720	\$ 5,670	\$ 6,200	\$ (530)
Pool Maintenance - Other	\$ 10,000	\$ 5,833	\$ 4,755	\$ 1,078
Tennis Courts - Maintenance	\$ 5,000	\$ 2,917	\$ 5,083	\$ (2,167)
Tennis Courts - Programs	\$ 3,500	\$ 2,042	\$ -	\$ 2,042
Water Utility Services - Pool	\$ 6,000	\$ 3,000	\$ 2,983	\$ 17
Total Clubhouse:	\$ 162,794	\$ 94,463	\$ 60,669	\$ 33,793
Total Expenditures	\$ 621,601	\$ 372,003	\$ 316,853	\$ 55,150
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Capital Reserve Fund (CY)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Financing Sources (Uses)	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Excess Revenues (Expenditures)	\$ (28,257)		\$ 186,040	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 362,712	

Lakeside Plantation

Community Development District

Debt Service Series 1999

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 159,214	\$ 159,214	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 8,842	\$ 0
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 184,748	\$ 168,056	\$ 170,819	\$ 2,762
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		\$ 122,516	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 247,373	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
Expenditures:				
General & Administrative:				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 30,907	\$ -	\$ 30,907
Property Site Elements	\$ 29,453	\$ 17,181	\$ 7,750	\$ 9,431
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 13,706	\$ (13,706)
Total Expenditures	\$ 82,436	\$ 48,088	\$ 21,456	\$ 26,631
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		\$ 108,754	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 485,059	

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Clubhouse:													
Activities	\$ 180	\$ 395	\$ -	\$ 420	\$ 317	\$ 256	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,968
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ 847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 847
General Supplies	\$ 1,821	\$ 75	\$ 1,074	\$ 1,878	\$ 964	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,099
Maintenance	\$ 1,130	\$ 713	\$ 138	\$ 124	\$ 961	\$ 1,044	\$ 1,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,049
Office Supplies	\$ 150	\$ 13	\$ -	\$ 439	\$ 233	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 906
Public Communication	\$ 77	\$ 108	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415
Pest Control	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Security	\$ -	\$ 147	\$ 344	\$ 115	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 753
Security Patrol	\$ 1,680	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 472	\$ 548	\$ 435	\$ 438	\$ 560	\$ 448	\$ 449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,349
Janitorial Supplies	\$ 90	\$ 57	\$ 260	\$ 195	\$ 115	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,097
Electric Utility Services - Clubhouse	\$ 858	\$ 783	\$ 865	\$ 815	\$ 925	\$ 2,124	\$ 867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,237
Gas Utility	\$ 12	\$ 12	\$ 12	\$ 12	\$ 16	\$ 16	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97
Garbage Collection	\$ 168	\$ 168	\$ 161	\$ 168	\$ 168	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,172
Water Utility Services - Clubhouse	\$ 140	\$ 663	\$ 144	\$ 144	\$ 244	\$ 155	\$ 166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,657
Electric Utility Services - Tennis Courts/Pool	\$ 598	\$ 663	\$ 865	\$ 861	\$ 1,198	\$ 1,061	\$ 1,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,492
Pool Cleaning	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 1,100	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200
Pool Maintenance - Other	\$ 1,967	\$ -	\$ 227	\$ 2,490	\$ -	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,755
Tennis Courts - Maintenance	\$ 301	\$ 58	\$ 1,293	\$ 738	\$ 561	\$ 1,822	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,083
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Pool	\$ 484	\$ 327	\$ 372	\$ 436	\$ 309	\$ 564	\$ 491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,983
Total Clubhouse:	\$ 10,979	\$ 7,410	\$ 7,117	\$ 10,125	\$ 8,491	\$ 9,609	\$ 6,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,669
Total Expenditures	\$ 60,661	\$ 47,289	\$ 36,737	\$ 43,966	\$ 42,246	\$ 49,235	\$ 36,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,853
Transfer Out - Capital Reserve Fund (CV)	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Excess Revenues (Expenditures)	\$ (59,279)	\$ 316,640	\$ 164,253	\$ (19,440)	\$ (158,154)	\$ (38,964)	\$ (19,015)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,040

Lakeside Plantation

Community Development District

Long Term Debt Report

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

LAKESIDE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts
Fiscal Year 2021

Gross Assessment \$ 726,648.19 \$ 185,732.67 \$912,380.86
Net Assessment \$ 683,049.30 \$ 174,588.71 \$ 857,638.01

TOTAL ASSESSMENT LEVY									
ASSESSED THROUGH COUNTY									
79.64% 20.36% 100.00%									
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	'1999 DSF Portion	Total
11/25/20	P/E 11/09/20	\$93,667.83	\$1,405.02	\$0.00	\$0.00	\$92,262.81	\$73,480.94	\$18,781.87	\$92,262.81
11/30/20	P/E 11/18/20	\$370,239.10	\$5,553.59	\$0.00	\$0.00	\$364,685.51	\$290,446.76	\$74,238.75	\$364,685.51
12/22/20	P/E 11/30/20	\$185,038.04	\$2,775.57	\$0.00	\$0.00	\$182,262.47	\$145,159.44	\$37,103.03	\$182,262.47
12/30/20	P/E 12/04/20	\$69,487.36	\$1,042.31	\$0.00	\$0.00	\$68,445.05	\$54,511.74	\$13,933.31	\$68,445.05
01/29/21	P/E 12/30/20	\$26,985.98	\$404.79	\$0.00	\$21.49	\$26,602.68	\$21,187.19	\$5,415.49	\$26,602.68
02/26/21	P/E 1/31/21	\$15,107.70	\$226.62	\$0.00	\$0.00	\$14,881.08	\$11,851.75	\$3,029.33	\$14,881.08
03/31/21	P/E 2/28/21	\$13,089.86	\$196.35	\$0.00	\$0.00	\$12,893.51	\$10,268.79	\$2,624.72	\$12,893.51
04/30/21	P/E 3/31/21	\$20,386.79	\$305.80	\$0.00	\$0.00	\$20,080.99	\$15,993.12	\$4,087.87	\$20,080.99
TOTAL		\$794,002.66	\$11,910.05	\$0.00	\$21.49	\$782,114.10	\$622,899.73	\$159,214.37	\$782,114.10

87%	Gross Percent Collected
\$118,378.20	Balance Remaining to Collect

IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments					
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/20/20	11/1/20	4421.02	\$4,421.02	\$4,421.02	\$4,421.02
10/20/20	2/1/21	2210.51	\$2,210.51	\$2,210.51	\$2,210.51
10/20/20	5/1/21	2210.51	\$2,210.51	\$2,210.51	\$2,210.51
Total			\$8,842.04	\$8,842.04	\$8,842.04

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS

as of May 2021

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	12/16/20	Erosion Behind Tennis Courts	DE		In Process	DE developing scope which may include yard drains.
2	12/16/20	Water Ponding Near Swale N of Magnolia	DE		In Process	DE developing scope.
3	3/17/21	Tennis Fees and Policies	DC/DM		In Process	Draft of tennis policies presented to BOS 04.21.2021. Tennis fees for nearby facilities reviewed 04.21.2021. Revised policies and tennis fees scheduled for review 05.19.2021 and will be adopted by setting a Rule Hearing.
4	4/21/21	Determine Feasibility of Parking Lots on Scarlett	DM/DE		In Process	BOS took action 04.21.2021 directing staff to determine feasibility of installing off street parking on Scarlett.

SECTION 2



Ron Turner
Supervisor of Elections
Sarasota County: *Our County. Our Vote.*

April 27, 2021

Lauren Vanderveer
Recording Secretary
Lakeside Plantation CDD
219 East Livingston St
Orlando FL 32801

Subject: Qualified Registered Electors for Lakeside Plantation CDD

Dear Lauren:

Listed below is the total number of qualified registered electors for Lakeside Plantation Community Development District as of April 15, 2021.

Precinct: 319 Voters: 904

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp

SECTION C

Lakeside Plantation CDD

Amenity Center Management Report 5/19/2021 CDD Meeting

1. Amenity Clubhouse Update:

- a. Door swing main front door replaced, no more slamming and the handle was broken and replaced.
- b. Hinges in main clubhouse area replaced to all silver.
- c. The Cinco De Mayo event went great and Mark Wolff band great feedback.
- d. Passed the City of North Port Rescue District inspection.
- e. The newsletter's makeover is coming in June.

2. Facility Update:

- a. Project Updates
 - i. Bocce ball courts looking to add another board to the side of the court and cover the bolts that stick out. The pad suggested will not help with the bank shots. Still getting quotes.
 - ii. Entrance Fountains – Johns Electric will be replacing the motor and get the fountains running, Innotech is working on the future pump solution so if they go down again, we are prepared with a cheaper and new innovative solution.
 - iii. Comcast is in the processing of installing the cable, internet and phone.
 - iv. Resident Directory is very close to being activated.
 - v. Sidewalks – Bradley Concrete was out and found 18 sidewalks that are compromised and will be completed for the safety of the residents soon. The sidewalks with the most concern are being taken care of first and the remaining ones will be in July.
 - vi. Ceiling Corridor - starting to obtain quotes to fix the ceiling corridor and requested to look at installing ceiling fans.
 - vii. Tennis policy updates have been revised with input from Board members. Amenity policies will be adopted an upcoming Rule Hearing.
 - viii. Innotech is going to take a look at the net holes in the pickleball court and determine if we can use them and get net for it.
 - ix. Still waiting on quotes for floating fountains for a few of our lakes.
 - x. Welch has given a quote for tennis resurfacing and tennis light poles and waiting to hear back from Ritzman Courts.
 - xi. One quote from Innotech for painting the pool light poles, working on another vendor to paint.
 - xii. Amenity staff is providing suggestions for rental fees for table/chairs, inside events and outside private events.
 - xiii. The pool emergency call button is not required in Florida and the Board may want to consider the continued need for this service.
 - xiv. Staff is evaluating the covered bench seating out back.
 - xv. Stump removed by the entry tennis courts. Staff is evaluating the best next step for landscaping in that area.
 - xvi. Wind screens and the awnings from Welch are ordered.
 - xvii. A keypad lock will be installed for the billiard room instead of the key lock.
 - xviii. Staff is evaluating the former Koi pond area for beautification.

3. Proposed Special Events:

- a. An outdoor event for the kids since they will be out of school schedule movie by the pool and rent a large blow up screen.