

*Lakeside Plantation
Community Development District*

Agenda

September 15, 2021

AGENDA

Lakeside Plantation

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

September 8, 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, September 15, 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. Continued Public Hearing on the Amended and Restated Amenity Facilities Policies and Amended Amenities Rates, Deposits, and Fees
 - i. Public Comment Period
 - ii. Consideration of Resolution 2021-07 Amending Amenity Facilities Policies, Rates, Deposits, and Fees
 - B. Consideration of Proposals for Fountain/Aerator Installation
 - i. Aquagenix
 - ii. SOLitude
 - iii. Preventative Maintenance
 - C. Discussion of Amenity Facility Management Services
 - D. Consideration of Fourth Addendum to Agreement with Bloomings Landscape and Turf Management, Inc.
- VII. Business Administration
 - A. Approval of Minutes of August 18, 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
 - C. Amenities Manager - Monthly Report
 - D. Landscape Maintenance Update
- X. Other Business
- XI. Supervisors' Requests
- XII. Closed Session - *Confidential*
 - A. Consideration of Addendum to Agreement with Relion Solutions, LLC Regarding Security Patrol Services
 - B. Consideration of Proposals for Access Control System
 - C. Consideration of Proposals for Security Cameras
- XIII. Board Action Related to Security Matters
- XIV. 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 sixth order of business is new business items. Section A opens the Public Hearing on the Amended and Restated Amenity Facilities Policies and Amended Amenities Rates, Deposits, and Fees. Section 1 is Consideration of amended Amenity Facilities Policies, Rates, Deposits, and Fees. A copy of the resolution is enclosed for your review. Section B is consideration of proposals for Fountain/Aerator Installation. Copies of the proposals are enclosed for your review. Section C is discussion of amenity facility management services. Any back-up will be provided under separate cover. Section D is consideration of fourth addendum to agreement with Bloomings Landscape and Turf Management, Inc. A copy of the agreement is enclosed for your review.

The seventh order of business is business administration. Section A is approval of minutes of the August 18, 2021 meeting. The minutes are enclosed for your review. Section B is approval of check register. Section C is approval of the balance sheet and income statement.

The ninth 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 C is the Amenities Manager Report. Section D is landscape maintenance update.

The twelfth order of business is the closed security session. This closed session is for the purpose of discussing details of the District's security system plans pursuant to Section 119.071(3) and Section 281.301, Florida Statutes. Section A is consideration of addendum to agreement with Relion Solutions, LLC regarding security patrol services. Section B is consideration of proposals for access control system. Section B is consideration of proposals for security cameras.

The thirteenth order of business is Board action related to security matters.

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

Sincerely,



Tricia Adams
District Manager

Cc: Michael Eckert, District Counsel; Sarah Sandy, District Counsel; Andy Tilton, District Engineer; Brent Burford, District Engineer; Tamara Lorf, Amenities Manager; Roy Deary, Vesta
Enclosures

SECTION VI

SECTION A

SECTION 2

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES AND AMENITIES RATES, DEPOSITS, AND FEES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, the District previously adopted its Amenity Facilities Policies, as amended, from time to time ("**Rules**") and desires to adopt amended Amenities Rates, Deposits, and Fees ("**Rates**") for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Rules and Rates to address certain revisions to the policies and rates of the Amenity Facilities; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the (i) Rules, as amended ("**Amended Rules**"), which are attached hereto as **Exhibit A** and incorporated herein by this reference, and (ii) Rates, as amended ("**Amended Rates**"), which are attached hereto as **Exhibit B** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The attached Amended Rules are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 2. The attached Amended Rates are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rates shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rates. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of September, 2021.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Amended Rules

Exhibit B: Amended Rates

Exhibit A:
Amended Rules

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

(Revised _____, 2021)

**Lakeside Plantation Clubhouse Office
2800 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. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.

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 fifteen (15) 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 or at the wet deck which is 4' around the perimeter of the pool and 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 fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct 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. Lakeside Plantation Residents (includes both events held by the Resident and events sponsored by the Resident);
 - B. Lakeside Plantation Renters;
 - C. Non-Resident Members;
 - D. Lakeside Plantation Homeowners Associations; and
 - E. Lakeside Plantation 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 f i f t e e n (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 heading towards the clubhouse.
3. 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, sign a liability waiver, and obtain a Guest Pass. Guest Passes are available to Residents, Non-Resident Members, and Tennis Members only.
 - b. Residents, Non-Resident Members, and Renters with membership privileges: Residents, Non-Resident Members, and Renters with membership privileges may invite up to 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.
 - 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 "dead" balls, 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 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 fifteen (15) 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 court entrance 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 may reserve courts up to _____ in advance. Team captains may reserve courts up to one (1) week in advance. Tennis leagues may reserve courts up to six (6) months in advance. 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 two (2) hours, but players may continue play if other courts are available.
16. Players must finish game, brush court and exit court by the end of their session time.
17. Smoking or vaping on tennis courts is prohibited.
18. 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 approved sports 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.
9. Patrons are permitted up to three (3) guests per day.
10. Children under fifteen (15) years of age must be supervised by an adult Patron

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 approved sports 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. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised 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 fifteen (15) 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.
4. Children under fifteen (15) years of age must be supervised by an adult Patron.

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. 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.

Exhibit B:
Amended Rates

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	No change
Each Additional or Replacement Card	\$10.00	No change
Guest Card	\$10.00 (refundable deposit)	No change

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 without room rental	N/A	N/A	\$10.00/day for 1 table and 6 chairs; \$50 deposit

Tennis Member Annual User Fees	Current Fee	Advertised Fee
Family, Annual Package	\$550.00	\$2000.00
Single, Annual Package	\$400.00	\$989.00
Family, Six-Month Package	\$360.00	\$1101.00
Single, Six-Month Package	\$260.00	\$790.00
Family, Three-Month Package	\$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.

TENNIS MEMBERSHIP

SINGLE

	Based on	# of plays	Old Fee	Fee / play
1 mth	3 weeks	9 play / mth	\$35	\$ 3.88 / play
3 mth	9 weeks	27 play / 3 mth	\$130	\$ 4.81 / play
6 mth	20 weeks	54 play / 6 mth	\$260	\$ 4.81 / play
12 mth	44 weeks	132 play / 12 mth	\$400	\$ 3.03 / play

Proposed new fee	Fee / play	New to old Difference fee / play	New to old Difference per month
\$75	\$ 8 / play	+\$ 4.12 / play	+\$ 40 / mth
\$185	\$ 7 / play	+\$ 2.19 / play	+\$ 19 / mth
\$385	\$ 7 / play	+\$ 2.19 / play	+\$ 21 / mth
\$640	\$ 5 / play	+\$ 1.97 / play	+\$ 20 / mth

FAMILY OF 2

	Based on	# of plays	Old Fee	Fee / play
1 mth	3 weeks	18 play / mth		
3 mth	9 weeks	54 play / 3 mth	\$180	\$ 3.33 / play
6 mth	20 weeks	108 play / 6 mth	\$360	\$ 3 / play
12 mth	44 weeks	264 play / 12 mth	\$550	\$ 2.08 / play

#1 Proposed new fee	Fee / play	New to old Difference fee / play	New to old Difference per month
\$150	\$ 8 / play		
\$315	\$ 6 / play	+\$ 2.67 / play	+\$ 45 / mth
\$630	\$ 6 / play	+\$ 3 / play	+\$ 45 / mth
\$1,200	\$ 5 / play	+\$ 2.92 / play	+\$ 54 / mth

Reason for the 1 mth increase:

Accounting nightmare to keep track of monthly payment

Also hard on our staff to enforce monthly payment

Encourage monthly members to purchase 3 and 6 mths memberships

Another thought: Eliminate the family membership completely

Non resident member guest to pay \$10 ea visit...no free guest allowance

LSPCDD Tennis Fee Budget Worksheet							
	Single FY2022	Year #2	Year #3	Year #4	Year #5		
1 month	\$ 75.00	\$ 77	\$ 80	\$ 82	\$ 84		
3 month	\$ 185.00	\$ 191	\$ 196	\$ 202	\$ 208		
6 month	\$ 385.00	\$ 397	\$ 408	\$ 421	\$ 433		
12 month	\$ 640.00	\$ 659	\$ 679	\$ 699	\$ 720		
Daily	\$ 10.00	\$ 10	\$ 11	\$ 11	\$ 11		
	Family FY2022	Year #2	Year #3	Year #4	Year #5		
1 month	\$ 150.00	\$ 155	\$ 159	\$ 164	\$ 169		
3 month	\$ 315.00	\$ 324	\$ 334	\$ 344	\$ 355		
6 month	\$ 630.00	\$ 649	\$ 668	\$ 688	\$ 709		
12 month	\$ 1,200.00	\$ 1,236	\$ 1,273	\$ 1,311	\$ 1,351		
allows 3% annual increase effective October 1 each year							

SECTION B

SECTION 1



Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

Special Service Agreement

Lakeside Plantation
Government Management services - Central Florida
219 E livingston Street
Orlando, FL 32801
Contact:

Proposal ID	Date	Terms
126742	8/13/2021	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

Pond #10 Supply and installation of one Kasco J 3.1 JF300 3hp floating decorative fountain assembly with LED lights. The Fountain assembly includes the unit, float, mooring ropes, and 300' of power cord, C-95 Control panel, and 5 nozzle patterns

Kasco WaterGlow™ fountain lighting LED 6C11-400. 6 LED light set. W/ 300' of power cable

The Kasco 5.3 JF400 5HP 240v carries a 5 year manufactures warrantee.
LED 6 light set with carries 2 year manufactures warrantee.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Kasco J 3.1 JF300 3hp floating decorative fountain assembly	Yes	\$7,721.56	\$7,721.56
1	Kasco WaterGlow™ fountain lighting LED 6C11-400. 6 LED light set. W/ 300' of power cable	Yes	\$2,119.04	\$2,119.04
1	Miscellaneous materials. PVC pipes tie downs etc.	Yes	\$150.00	\$150.00
1	Labor	No	\$700.00	\$700.00
		No		
		No		
			SubTotal	\$10,690.60
			Tax	\$699.34
			Grand Total	\$11,389.94

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW


AQUAGENIX

Louis San Lorenzo

PRINT NAME

8-16-2021

DATE

CUSTOMER

PRINT NAME

DATE

BRANCH OFFICE

2147 Porter Lake Drive | Suite A | Sarasota, FL 34240 | Phone 941.371.8081 | Fax 941.378.9024

www.aquagenixaquatics.com

Special Service Agreement

Lakeside Plantation
Government Management services - Central Florida
219 E livingston Street
Orlando, FL 32801
Contact:

Proposal ID	Date	Terms
126737	8/12/2021	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

Pond #3 Supply and installation of one Kasco 5.3 JF400 5HP 240v floating decorative fountain assembly with LED lights. The Fountain assembly includes the unit, float, mooring ropes, and 400' of power cord, CF-3235 Control panel, and 5 nozzle patterns
Kasco WaterGlow™ fountain lighting LED 6C11-400. 6 LED light set.

The Kasco 5.3 JF400 5HP 240v carries a 5 year manufactures warrantee.
LED 6 light set with carries 2 year manufactures warrantee.

Quantity	Description	Taxable	Unit Price	Extended Price
1	Kasco 5.3 JF400 5HP 240v floating decorative fountain assembly	Yes	\$15,398.46	\$15,398.46
1	Kasco WaterGlow™ fountain lighting LED 6C11-400. 6 LED light set.	Yes	\$2,286.90	\$2,286.90
1	Miscellaneous materials. PVC pipes tie downs etc.	No	\$150.00	\$150.00
1	Labor	No	\$850.00	\$850.00
			SubTotal	\$18,685.36
			Tax	\$1,237.98
			Grand Total	\$19,923.34

This offer is good for twenty one (21) days from date of quote.
DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

AQUAGENIX

Louis Sol Lopez

PRINT NAME

8-16-2021

DATE

CUSTOMER

PRINT NAME

DATE

AIRMAX®



DIFFUSED AERATION

Breath Life Into Your Pond or Lake



What's Wrong With My Pond?

Ponds are created for various purposes: irrigation, stormwater retention, swimming, fishing, or just a place to relax. Within 3-5 years your new non-aerated pond will begin to experience muck accumulation from leaves, grass clipping, fish waste and other organics. This muck causes excessive weed and algae growth. At this stage, most pond owners begin treating the pond with chemicals. Unfortunately, treating with chemicals alone leads to an acceleration of muck and nutrient accumulation due to the fact when weeds and algae die off, they fall to the bottom of the pond, decompose and turn into muck. This is a frustrating cycle that fuels more weed and algae growth. Your non-aerated pond also becomes stratified causing poor water quality and clarity as well as increased opportunities for massive fish kills.

MUCK & EXCESS NUTRIENTS

Poor water quality and clarity due to muck accumulation from dead organics.

THERMOCLINE/STRATIFICATION

Lack of water movement causes separation between the warmer, surface water and the colder, oxygen-deprived water below.

ALGAE & WEED OVERGROWTH

Quickly grows out of control in ponds with excess muck, nutrients and sunlight.



Before



After



Before



After

The Airmax Ecosystem

The Clear Path to a Healthier Pond

By implementing Airmax Ecosystem proactive pond management practices such as aeration, natural bacteria treatments and/or pond dye, you are able to target the source of the problem: excessive nutrients in the water column and muck at the bottom of the pond. The Airmax Ecosystem proactive solution leads the way for manageable maintenance, resulting in a cleaner, healthier pond, season after season.

HOW DIFFUSED & FOUNTAIN AERATION CAN HELP

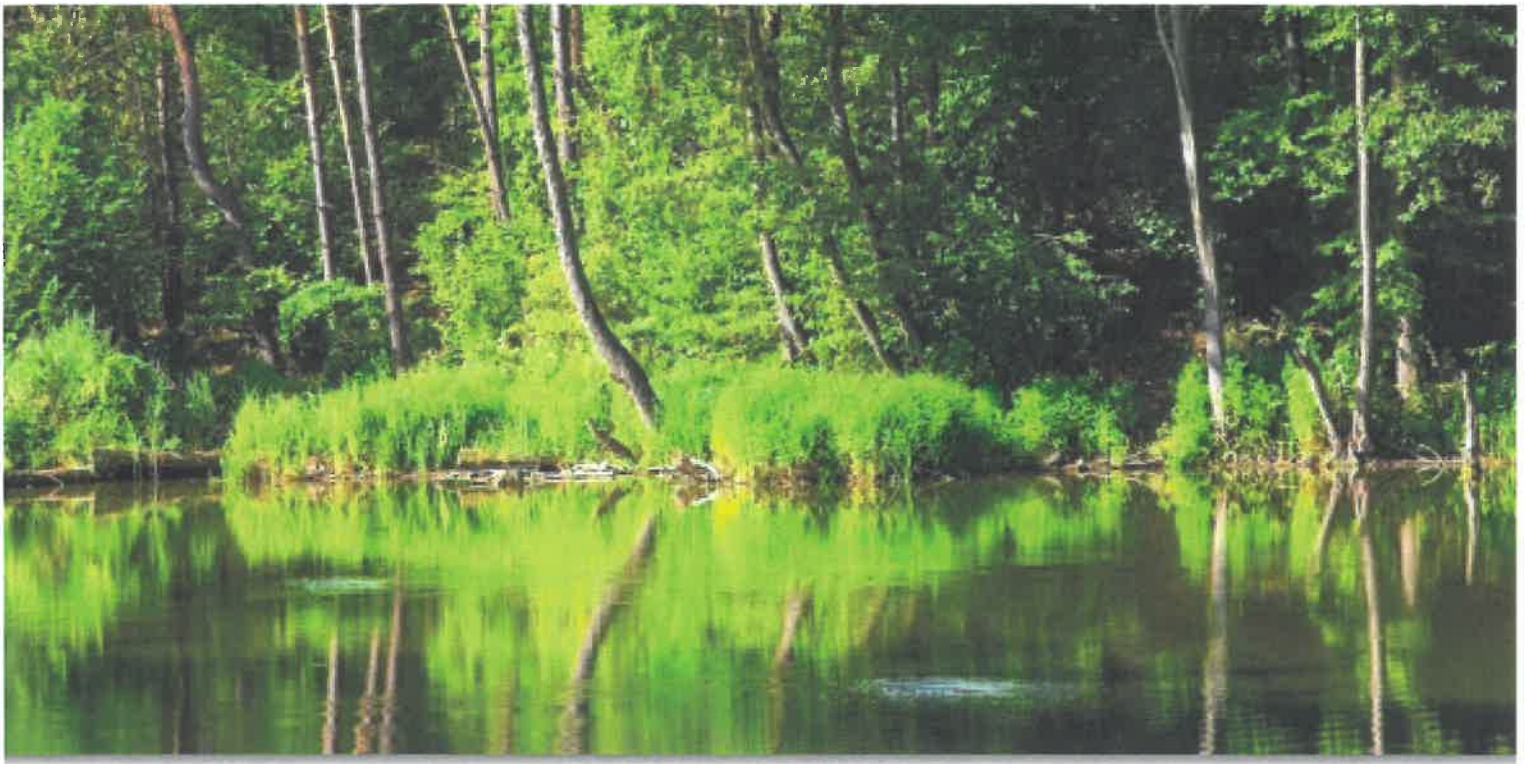
- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a healthy environment for fish populations
- Creates a clear, clean and healthier pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

HOW NATURAL WATER TREATMENTS CAN HELP

- Accelerates decomposition of organic debris and muck by boosting beneficial aerobic bacteria
- Restores your pond and shoreline to a more natural sand/clay base
- Clears up cloudy or murky water caused from suspended organics
- Enhances your pond's natural color and beauty
- Eliminates noxious odors



WATCH THE AIRMAX ECOSYSTEM IN ACTION
SEE THE VIDEO @ [AIRMAXECO.COM/ECOSYSTEM](http://airmaxeco.com/ecosystem)



Airmax Aeration Case Study

IMPROVE WATER CLARITY IN 90 DAYS

CHALLENGE: A 1/2 acre, kidney shaped, 10+ year old pond located in the state of North Carolina. The pond had nearly 12" of muck buildup and required monthly chemical treatments to reduce algae blooms. Prolonged muck buildup and chemical applications, combined with a lack of water circulation, resulted in fish loss.

SOLUTION: Base water samples were taken to measure phosphorous, nitrogen, biochemical oxygen demand (BOD), dissolved oxygen (DO) and water clarity. The pond's kidney shape and water depth made it ideal for the installation of a PondSeries PS20 Aeration System with 2 diffusers.

RESULTS: Within 90 days, phosphorous levels plummeted 90%, reducing the need for monthly chemical treatments. Water clarity dramatically improved and BOD decreased, increasing aerobic bacteria activity which contributed to 1/4" of muck reduction. Dissolved oxygen became saturated throughout the pond, increasing the habitable area for fish, eliminating the thermocline, and reducing the chance of future fish loss.

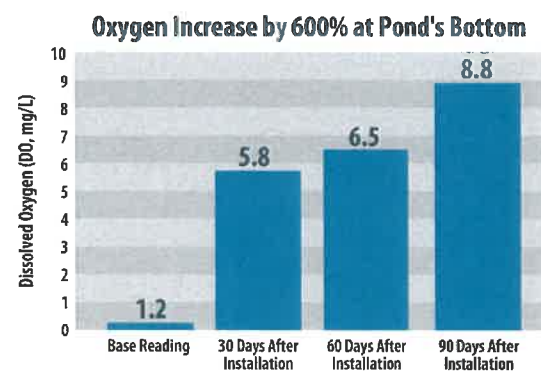
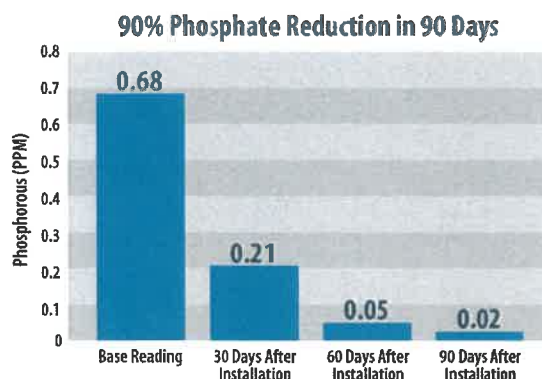
FULL STUDY: Airmaxeco.com/AerationCaseStudy



Before Airmax Aeration



90 Days After Installation



Why Choose Airmax Aeration?

25 Years of Industry-Leading Experience

PROFESSIONAL DESIGN

- SilentAir Compressor: High efficiency, low cost to operate, continuous duty
- Smart Start Technology: Protection during pressurized restarts after power interruptions
- Pressure Gauge & Relief Valve: Monitors performance and protects against back pressure
- Braided Hose Sleeve: Protects exposed airline from wear
- Airline Quick Disconnects: Easy system removal and storage
- Elevated Base: Protects against damaging flood water

COOLING & AIR FLOW MANAGEMENT

- Enhanced Cooling System: Tunnels air flow evenly through the cabinet
- Dual Air Filters: High density intake pre-filter and compressor air filter maximize system life
- Manifold with Nickel Plated Ball Valves: Optimizes airflow management to individual diffusers

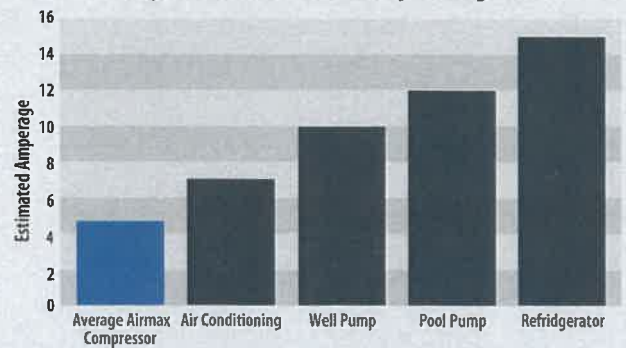
QUIET OPERATION

- Composite Cabinet with Removable Top: System protection, easy access, and sound reduction
- Rubber Compressor Mounts: Reduces compressor vibration for silent operation

ENGINEERED DIFFUSER

- Weighted and Balanced: Diffuser stays upright and submerged without being buried in muck
- Membrane Diffuser Stick: PTFE Non-Stick 6". Virtually maintenance free while providing the synergy of air stones
- Full flow of air around diffuser stick for 360° bubble production
- Optimized to maximize water circulation closest to the mud/water layer

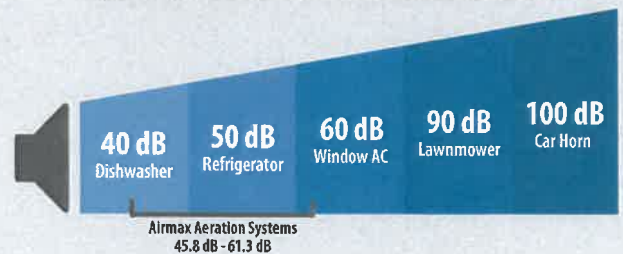
High Performance & Low Operating Cost



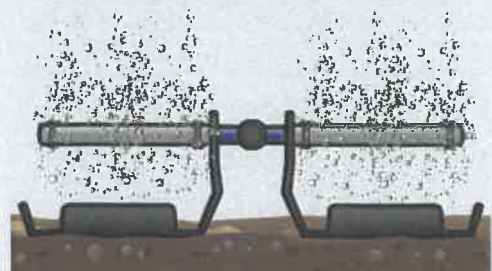
Air Flow Management Keeps Compressors Cool

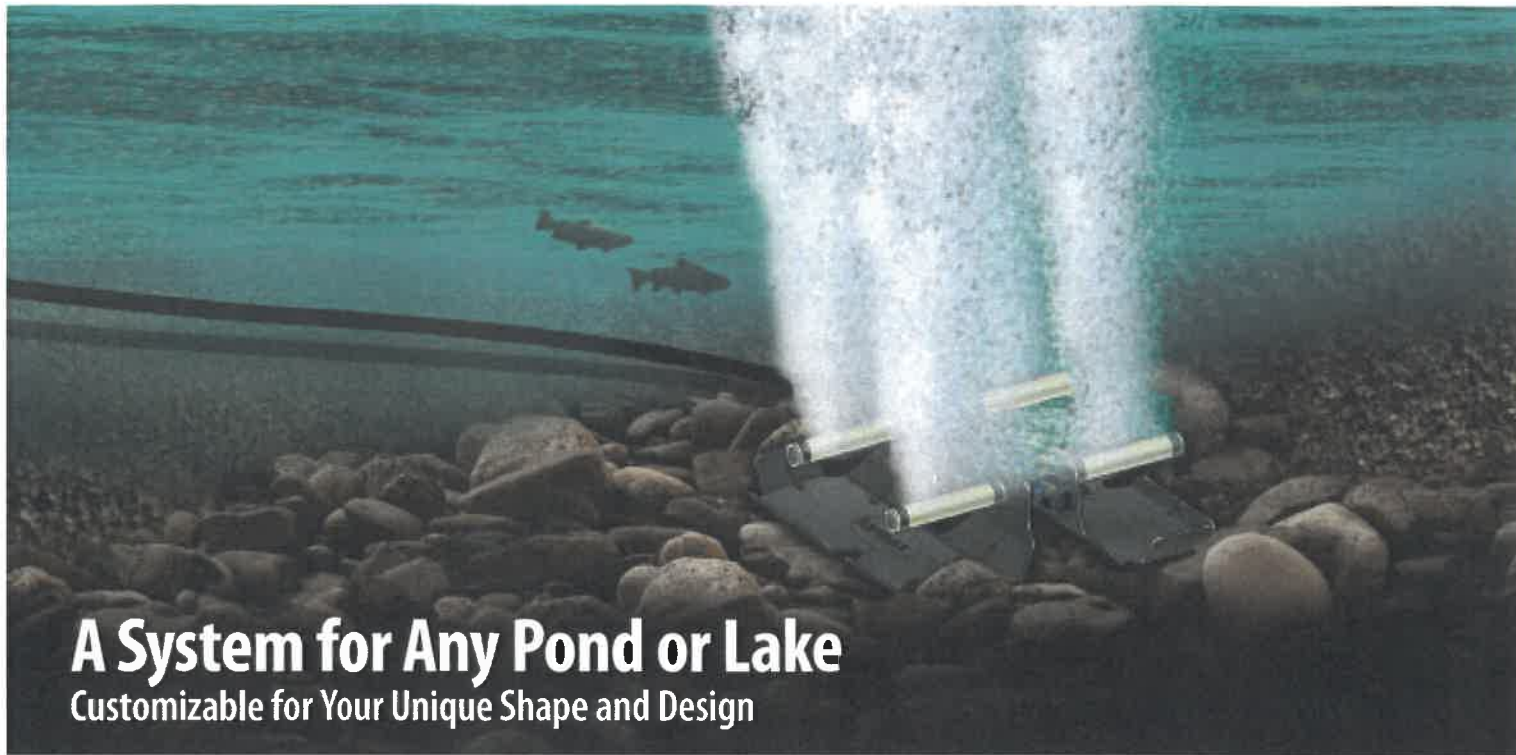


Maximum Performance With Minimum Sound



Diffuser Design Optimizes Air Circulation





A System for Any Pond or Lake

Customizable for Your Unique Shape and Design



SHALLOW WATER SERIES™

- Aerates up to 1/2 acre*
- Perfect for shallow ponds or beach areas up to 10' deep
- Available in 115V or 230V
(Shallow Water HP Series Only)



POND SERIES™

- Aerates up to 8 acres*
- Perfect for ponds or small lakes up to 21' deep
- Available in 115V or 230V



LAKE SERIES™

- Aerates up to 6 acres*
- Perfect for ponds or small lakes up to 50' deep
- Available in 115V or 230V



*For larger ponds or lakes, multiple systems can be used.

System Accessories



REMOTE MANIFOLD KIT

Perfect for aeration systems not located at the pond's edge.



JUNCTION BOX

Use with any Airmax Aeration System for easy removal or access to line connections underneath the cabinet.



CABINET POST MOUNT KIT

For installations that require elevation due to high water tables and flood zones.

Airmax Warranty Information

- Compressor & Electrical Components - 2 Years
- Airline, Diffusers and Other Equipment- 5 Years
- Cabinet - Lifetime



Shallow Water Series & Shallow Water HP Series Systems

System	Single System Aerating Area		What's Included				System Specs				
	Maximum Aerating Area	Max Diffuser Depth (ft)	# of ProAir 2 Diffusers	Compressor	EasySet Airline †	Cabinet Size	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
SW20	1/4 acre*	6	2	LR25 Diaphragm	Use with 3/8" or 5/8" Airline	Standard	0.6	N/A	\$4.97***	45.8	2.5
SW40	1/2 acre*	6	4	LR50 Diaphragm	Use with 3/8" or 5/8" Airline	Standard	1.1	N/A	\$9.11***	47.3	4.9
SW20HP	1/4 acre*	10	2	RP25 1/4 HP	Use with 3/8" or 5/8" Airline	Standard	1.6	0.8	\$13.25***	51.1	2.3
SW40HP	1/2 acre*	10	4	RP50 1/2 HP	Use with 3/8" or 5/8" Airline	Standard	4.1	2.1	\$33.95***	56.6	4.7

PondSeries Systems

System	Single System Aerating Area		What's Included				System Specs				
	Maximum Aerating Area 12'-21' depth	Max Diffuser Depth (ft)	# of ProAir 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline †	Cabinet Size	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
PS10	1 acre*	21**	1	RP25 1/4 HP	Use with 3/8" or 5/8" Airline	Standard	1.6	0.8	\$13.25***	51.1	2.3
PS20	2 acres*	21**	2	RP50 1/2 HP	Use with 3/8" or 5/8" Airline	Standard	4.1	2.1	\$33.95***	56.6	4.7
PS30	3 acres*	21**	3	RP50 1/2 HP	Use with 3/8" or 5/8" Airline	Standard	4.1	2.1	\$33.95***	56.6	4.7
PS40	4 acres*	21**	4	RP75 3/4 HP	Use with 3/8" or 5/8" Airline	Standard	5.3	2.7	\$43.88***	58.9	5.8
PS80	8 acres*	21**	8	(2) RP75 3/4 HP	Use with 3/8" or 5/8" Airline	Large	10.6	5.3	\$87.77***	61.3	11.6

LakeSeries Systems

System	Single System Aerating Area		What's Included				System Specs				
	Maximum Aerating Area 12'-50' depth	Max Diffuser Depth (ft)	# of ProAir 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline †	Cabinet Size	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
LS40	5 Acres*	50	4	(2) RP50 1/2 HP	Use with 5/8" Airline	Large	8.2	4.1	\$67.90***	61.3	9.4
LS60	6 Acres*	50	6	(2) RP75 3/4 HP	Use with 5/8" Airline	Large	10.6	5.3	\$87.77***	61.3	11.6

* For larger ponds or lakes, multiple systems may be used.

** For operation greater than 21', use Deep Water Kit, sold separately.

*** Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.

† 5/8" airline is recommended for a single line longer than 300' or when total airline is greater than 600'

Note: Operating a shallow water system at depths greater than listed above will void warranty and cause premature failures.

ProAir 2 Diffuser Size: 14.75"L x 8"W x 3.75"H

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H

Standard Cabinet Size: 23"L x 17"W x 15"H

Large Cabinet Size: 27"L x 24"W x 18.75"H



Aeration Mapping Service

The Right System for the Perfect Pond!

LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

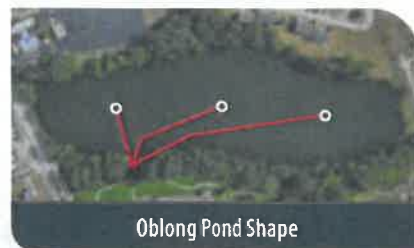
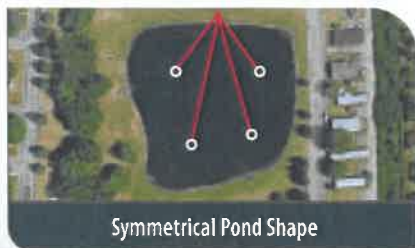
Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placed diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

HERE IS HOW TO GET YOUR LAYOUT:

Visit www.airmaxeco.com/airmax-assist and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.



Small Ponds to 800 Acre Lakes - We Have a Solution for Any Size or Shape!



AIRMAX[®]

airmaxeco.com | 866.424.7629
contactus@airmaxeco.com



- **Customer Information:** DEANGELO BROTHERS INC
- **Site Name:** Lakeside Plantation • **Customer Number:** 388580
- **Site Address:** 2200 Plantation Blvd North Port FL 34289
- **Date Created:** 2021-08-13 • **Design Tech:** cschweihofer



Pond Information

Surface Acres	Average Depth (feet)	Acre Feet	Perimeter
5.53	5.00	27.65	3567.00
Total Volume (Gallons)	Calc. Site Turnovers / 24 hours	Deepest Diffuser Depth (feet)	
9009166.32	6.50	10.00	

Recommended Aeration System(s)



System 1 of 4

Airmax® LakeSeries™ LS60 Aeration System

Calculated PSI: 4.79

Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir4	None	0	5/8 inch	345
2	ProAir4	None	0	5/8 inch	270
3	ProAir4	None	0	5/8 inch	140
Remote Manifold Size		1 inch	Remote Manifold Length		160
Total for Direct Burial Tubing		0	Total for Weighted Airline Tubing		755

Recommended Aeration System(s) cont.



System 2 of 4

Airmax® LakeSeries™ LS60 Aeration System

Calculated PSI: 4.81

Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir4	None	0	5/8 inch	100
2	ProAir4	None	0	5/8 inch	215
3	ProAir4	None	0	5/8 inch	360
Remote Manifold Size		1 inch	Remote Manifold Length		160
Total for Direct Burial Tubing		0	Total for Weighted Airline Tubing		675

Recommended Aeration System(s) cont.



System 3 of 4

Airmax® LakeSeries™ LS60 Aeration System

Calculated PSI: 4.96

Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir4	None	0	5/8 inch	475
2	ProAir4	None	0	5/8 inch	335
3	ProAir4	None	0	5/8 inch	95
Remote Manifold Size		1 inch	Remote Manifold Length		220
Total for Direct Burial Tubing		0	Total for Weighted Airline Tubing		905

Recommended Aeration System(s) cont.



System 4 of 4

Airmax® LakeSeries™ LS60 Aeration System

Calculated PSI: 4.96

Diffuser Locations	Diffuser Type	Direct Burial Size (inch)	Direct Burial Length (ft)	Weighted Airline Size (inch)	Weighted Airline Length (ft)
1	ProAir4	None	0	5/8 inch	135
2	ProAir4	None	0	5/8 inch	310
3	ProAir4	None	0	5/8 inch	470
Remote Manifold Size		1 inch	Remote Manifold Length		220
Total for Direct Burial Tubing		0	Total for Weighted Airline Tubing		915

Total Airline Lengths for All Systems

Direct Burial Line 5/8 inch 0 feet	Direct Burial Line 1 inch 0 feet	Length Remote Airline 760 feet
Weighted Airline 3/8 inch 0 feet	Weighted Airline 5/8 inch 3250 feet	Weighted Airline 1 inch 0 feet

Definitions

Surface Acres:	The total surface acres of the entire water way.
Acre Feet:	A unit of volume equal to the volume of water in one acre in surface area and one foot of depth.
Total Volume:	The volume of the entire water way in U.S. Gallons.
Perimeter:	The distance in feet along the entire shoreline around the water way.
Complete Site Turnover / Day:	The number of times per day the full volume of the water way is moved from the bottom to the surface.
Estimated System PSI:	The estimated pressure of the system, when installed, calculated in pounds per square inch(PSI).

For questions or information regarding your recommended Airmax Aeration System please contact the following Certified Airmax Distributor:



2147 Porter Lake Dr. Suite A Sarasota, FL 34240
 Cell: (941) 320-3286
www.aquagenixaquatics.com
louis.sanLorenzo@dbiservices.com

Special Service Agreement

Lakeside Plantation
Government Management services - Central Florida
219 E livingston Street
Orlando, FL 32801
Contact:

Proposal ID	Date	Terms
126792	8/17/2021	Balance Due 30 Days After Completion Of Work

We are pleased to quote special pricing as follows

Supply and installation of 2 Airmax LS60 115v systems. Each LS60 system includes a Silent Air Rocking Piston Compressor, composite cabinet with cooling fan, 6 ProAir Weighted Diffusers, pressure relief valve, air pressure gauge and self-weighted airlines. The location of the 12 weighted diffusers and compressors (Estimated) are shown on the attached map.

Quantity	Description	Taxable	Unit Price	Extended Price
2	Airmax LS60 Aeration System	Yes	\$4,750.00	\$9,500.00
2	Airmax 6 port remote manifold assembly	Yes	\$579.00	\$1,158.00
6	5/8" Easyset Airline 500' spool	Yes	\$762.30	\$4,573.80
3	5/8" Easyset Airline 100'	Yes	\$154.00	\$462.00
1	Miscellaneous materials. PVC pipe, connectors etc.	Yes	\$150.00	\$150.00
1	Shipping	No	\$1,007.41	\$1,007.41
1	Labor	No	\$1,150.00	\$1,150.00
			SubTotal	\$18,001.21
			Tax	\$1,109.07
			Grand Total	\$19,110.28

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

AQUAGENIX

Louis S. L. LORAN

PRINT NAME

8-16-2021

DATE

CUSTOMER

PRINT NAME

DATE

SECTION 2

SERVICES CONTRACT

CUSTOMER NAME: Lakeside Plantation CDD - Attn: Tamera Lorf

PROPERTY NAME: Lakeside Plantation CDD

CONTRACT DATE: June 30, 2021

SUBMITTED BY: Chris Byrne

SPECIFICATIONS: Pond #14 - 2200 Plantation Boulevard, North Port, Florida 34289

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the **Aeration Installation Services** is **\$10,062.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other

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acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude. While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

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7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Lakeside Plantation CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

***1320 Brookwood Drive Suite H
Little Rock AR 72202***

Please Mail All Contracts to:

***2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453***

Customer's Address for Notice Purposes:

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SCHEDULE A - AERATION SYSTEM INSTALLATION SERVICES

Aeration System Install:

1. Company will install the following submersed air diffused aeration system(s):

Vertex Air 5 VBS Aeration System

Includes: **SafeStart Compressors (115V)**
Valve, Valve Box Manifold
Pressure Relief Valve
Pressure Gauge
Air Filter / Muffler Assembly
GFCI protection breaker
Lockable / Weatherproof / Sound Reducing Cabinet
Large Sound Kit Sub Assembly
Cabinet mounting pad
Cabinet Exhaust Fan
Five (5) Air Station Bottom Diffusers
(Dual Membrane / Self Cleaning)
Check Valves
Adjustable air distribution manifolds
3,850 ft. underwater self-weighted air delivery tubing
(5/8" ID / 1 1/4" OD)
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units** customer must provide suitable 115V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SOLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SOLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Companies will perform

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- treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Vertex Water Features Pond and Lake Aeration

BOTTOM AERATION

With
Vertex
MicronBubble™
Technology



AIR5 XL2™

The Vertex Air5 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air5 XL2™ can aerate approximately 4-7 acres depending on shape, slope, oxygen demand and other factors. Two 1/2hp (0.75kW) Brookwood™ SafeStart™ compressors, housed in our rustproof aluminum outdoor cabinet, feed five bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.



FEATURES

AIRSTATIONXL2™

- ◆ Total pumping capacity of up to 21,000 GPM
- ◆ Ten 9" flexible membrane discs with MicronBubble™ technology
- ◆ Shallow water Airstation optional for depths lower than 8'
- ◆ Self-cleaning, low maintenance
- ◆ Rugged EPDM construction with vacuum formed and sonic welded HDPE base unit
- ◆ Lipped edge prevents sinking into soft bottom sediments
- ◆ 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- ◆ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ◆ Vertex SafeStart™ Technology
- ◆ UL, 115v or 230v, 35 Max PSI
- ◆ Thermal overload protection
- ◆ (2)1/2hp (0.75kW): low electrical costs
- ◆ 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- ◆ Class "A" GFCI protection on all 115v circuits
- ◆ Powder coated aluminum for a durable attractive finish
- ◆ Two high capacity 290 CFM fan
- ◆ Easy access design with cam lock
- ◆ Easy plug-in connection to waterside electrical service
- ◆ Disconnect switch
- ◆ Heavy duty, light weight mounting pad included
- ◆ Sound dampening kit optional
- ◆ Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- ◆ Over-sized I.D. for high flow
- ◆ Self-weighted for easy installation
- ◆ Available in 100' and 500' increments
- ◆ 15-year Vertex warranty

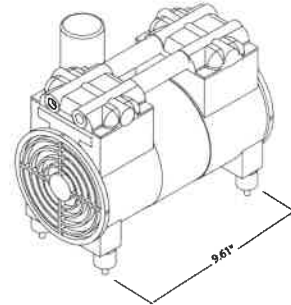
BENEFITS TO THE LAKE

- ◆ High pumping rate easily penetrates stratification layers
- ◆ Circulates entire water column
- ◆ Increases oxygen levels throughout water column
- ◆ Promotes beneficial bacteria growth
- ◆ Prevents low oxygen fish kills
- ◆ Reduces nutrient levels and associated algae growth
- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases
- ◆ Safe entry – no electricity in the water
- ◆ Extremely energy efficient

SPECIFICATIONS: AIR5 XL2™ LAKE AERATION SYSTEM

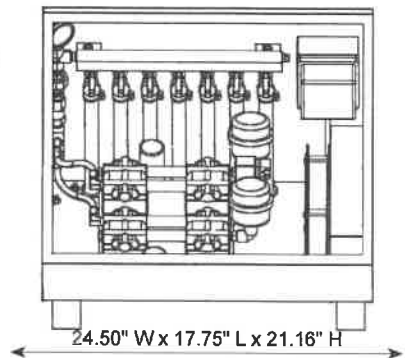
BROOKWOOD™ COMPRESSOR

Two 1/2hp (0.75kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2-3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



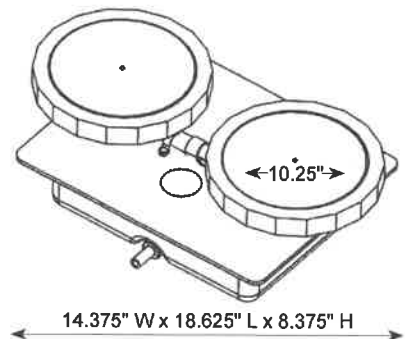
QUIETAIR™ CABINET

Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits. Quick disconnect switch included. Side mounted muffler box and additional insulation optional for quieter operation.



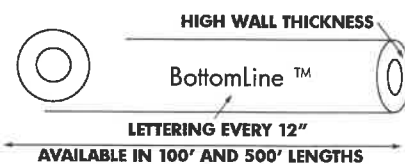
AIRSTATION XL2™ ASSEMBLY

Diffuser station consisting of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station is equipped with vacuum formed HDPE base, sonic spot-welded to provide unit integrity. Base unit is made of hollow chamber design for the addition of inert pea gravel ballast and have lipped design to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements.



BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



Vertex Water Features
Pond and Lake Aeration

(844) 432-4303 • info@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.

©Vertex Water Features rev.051116

Your Custom Vertex Aeration System Design Specifications

Lake Solutions Ver. 17 May 2016

Customer Name:	Solitude Lake Management
Contact Name:	Chris Byrne
Site Name/Number:	Lakeside Plantation CDD Site 14
Date:	June 29, 2021
Vertex Biologist:	Tamerra Jones Hering

Surface Acres:	4.81
Perimeter Feet:	3,509
Slope Ratio Relative to 1	3.0
Average Center Depth:	12.0
Average Depth	8.4
Circulation Constraint Percentage	0.0
Total Acre Feet	40.3
Lake Volume (Gallons)	13,137,926
Monthly Influent Volume (Gallons)	0
Total Volume Requiring Aeration (Gallons)	13,137,926
GPM Per AirStation	3,556
Gallons Pumped / Day	25,603,292
System Working Pressure (PSI)	12.1
Air Delivery Per AirStation at Depth(CFM)	1.7
Number of CoActive AirStations Specified:	5
Complete Turnovers / Day	1.95

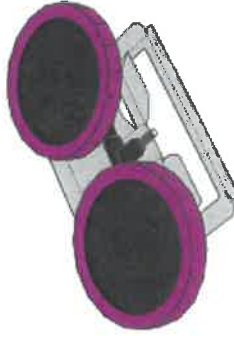
Terminology

Surface Acres:	Total Surface Acres of Entire Water Body
Perimeter Feet:	Distance in Feet Along The Shoreline Around the Water Body
Bottom Slope Ratio :	Distance in Feet From Shoreline For Each Foot Increase in Depth
Average Center Depth:	Average of Depth Readings in Deepest Areas
Average Depth	Average Depth of Entire Lake in Feet
Circulation Contraint %	Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
Total Acre Feet:	An Acre Foot Equals One Acre One Foot Deep
Lake Volume :	Volume of The Entire Water Body Expressed in U.S. Gallons
Influent Volume:	Water Flowing into Lake that Requires Additional Aeration Capacity
GPM:	Gallons of Water Pumped Per Minute
Gallons Pumped / Day:	Total Gallons of Water Pumped by All AirStations Per Day
PSI	Pounds Per Square Inch
CFM	Cubic Feet Per Minute
# CoActive AirStations:	Recommended Number of AirStations For Proper Aeration
Turnovers / Day:	Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface



Vertex Water Features
2100 NW 33rd Street, Pompano Beach, Florida 33069
Tel:800-432-4302 / Fax:954-977-7877
www.vertexwaterfeatures.com
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Air 5 VBS



Legend



Compressor Cabinet



AirStation



BottomLine Tubing

Optional Equipment



Shoreline Valve Box



1" PVC Pipe

Site and System Specifications

Surface Acres:	4.8
Perimeter Feet:	3,509
Lake Volume, Gal.:	13,137,926
Total Acre Feet:	40.3
# of AirStations:	5
CFM / AirStation:	1.68
GPM / AirStation:	3,556
Daily Pumpage:	25,603,292
Turnovers/Day:	1.95
System PSI:	12.1

Date:

6/29/21



SERVICES CONTRACT

CUSTOMER NAME: Lakeside Plantation CDD - Attn: Ms. Tamera Lorf
PROPERTY NAME: Lakeside Plantation CDD - 2200 Plantation Blvd.
CONTRACT DATE: May 19, 2021
SUBMITTED BY: Mr. Chris Byrne
SPECIFICATIONS: Kasco Fountain Installation for Pond 4 and Pond 10

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Fountain Installation Services is **\$20,618.00**. **(Pond 4: 5HP Fountain-\$13,088.00; Pond 10: 3HP Fountain-\$7,530.00).** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Lakeside Plantation CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

***1320 Brookwood Drive Suite H
Little Rock AR 72202***

Please Mail All Contracts to:

***2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453***

Customer's Address for Notice Purposes:

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SCHEDULE A - FOUNTAIN INSTALLATION SERVICES

Fountain Installation:

1. Company will install the following floating decorative fountains:

Pond 4:

Kasco J Series 5.3JF400 5 HP (240V/3 PH)**

Includes: **400 ft.** of underwater power cable
Interchangeable Nozzle with Five (5) Patterns
CF-3235 Control Panel
GFCB Protection
24-Hour Timer
All labor and parts necessary for proper installation

LED Lighting Installation:

Decorative Fountain will include the Kasco Waterglow Fountain **LED6C11-400** Lighting.

Package Includes:

6-light LED fixture
11 watts per fixture
910 lumens per fixture
3,000K temperature per fixture
Durable design features 1-piece composite housing
Lens is secured with a robust weld, ensuring a leak-free assembly
Blue, amber, red and green lenses included with each kit
400 ft. of underwater power cable

Pond 10:

Kasco J Series 3.1JF300 3 HP (240V/1 PH)**

Includes: **300 ft.** of underwater power cable
Interchangeable Nozzle with Five (5) Patterns
C-95 Control Panel
GFCB Protection
24-Hour Timer
All labor and parts necessary for proper installation

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LED Lighting Installation:

Decorative Fountain will include the Kasco Waterglow Fountain **LED6C11-300** Lighting.

Package Includes:

6-light LED fixture

11 watts per fixture

910 lumens per fixture

3,000K temperature per fixture

Durable design features 1-piece composite housing

Lens is secured with a robust weld, ensuring a leak-free assembly

Blue, amber, red and green lenses included with each kit

300 ft. of underwater power cable

****Customer must provide a properly sized power source** for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. For all three-phase units customer must provide 208/240V or 460V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants the **3HP and 5HP fountains for (5) years** from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants **lights for two (2) years** from the date of installation against any defects in materials and workmanship.

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4. Manufacturer warrants **all other components for one (1) year** from the date of installation against any defects in materials and workmanship.
5. Contractor warrants all labor and parts necessary for installation of the fountain aeration system for a period of one year from the date of installation.
6. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Companies will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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FOUNTAINS



MOVING WATER FORWARD, SINCE 1968

FOUNTAINS

Enhance aesthetics and improve the health of your body of water with Kasco fountains. All fountains deliver reliable and efficient performance and feature marine-grade stainless steel components.

kascomarine.com



Contact us today to learn more | 715.262.4488 | sales@kascomarine.com

J SERIES FOUNTAINS

3/4, 1, 2, 3, 5 & 7-1/2HP,
120V & 208-240V,
Single & Three Phase

Includes unit, float, mooring
ropes, power cord, nozzles, control panel with
human-rated GFCI protection

Complete packages are ETL approved
to UL & CSA standards


Kasco J Series
Fountains offer dramatic,
aesthetically pleasing displays at
the best value on the market. Designed with
both beauty and function in mind, each package
includes twist-and-lock nozzles - at no extra charge -
allowing you to choose from attention demanding geysers to
elegant 3-tier displays. Operates in as little as 15-30 in. of water.



1-PIECE FLOAT
ON 3HP J SERIES

5 PATTERNS
INCLUDED

 OPTIONAL
LIGHTING PACKAGES

 WARRANTY
3/4 & 1HP - 2 years
2HP - 3 years (optional 5 year warranty available)
3, 5 & 7-1/2HP - 5 years



DETAILS	UNIT SIZE (HP)											
	3/4HP		1HP		2HP		3HP		5HP		7-1/2HP	
Model	3400JF	3400HJF	4400JF	4400HJF	8400JF	2.3JF	3.1JF	3.3JF	5.1JF	5.3JF	7.3JF	
Volt	120	208-240	120	208-240	208-240		208-240		208-240		208-240	
Phase	1	1	1	1	1	3	1	3	1	3	3	
Amp	6.7	3.3	10.7	5.3	10	7.5	13.4	10.3	20	16	20	
PATTERNS	DISPLAY DIMENSIONS (FT.)											
	H	W	H	W	H	W	H	W	H	W	H	W
Willow	6.5	21	9	31	-	-	-	-	-	-	-	-
Sequoia	13	8	18	11	-	-	-	-	-	-	-	-
Cypress	7	17	9	28	-	-	-	-	-	-	-	-
Linden	9	29	12	31	15.5	38	20.5	38	24.5	46	26	46
Birch	7	5	11	8	11	10	16	12	24	14	26	16
Balsam	-	-	-	-	14	32	19	34	18	34	21	36
Spruce	-	-	-	-	21	10	26	12	31	12	34	12
Redwood	-	-	-	-	22	6	27	6	32	6	36	8

Product Notes:

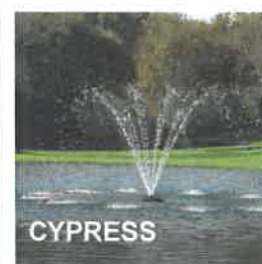
1. Cords are in 50 ft. increments up to 200 ft. on both 120V and 208-240V.
2. 208-240V units also offer 250 ft., 300 ft., 400 ft., and 500 ft. options.
3. 50 ft. power cord not available for 5 and 7-1/2HP units



WILLOW



SEQUOIA



CYPRESS

J SERIES PREMIUM NOZZLES

For the 2, 3, 5, and 7-1/2HP units, sold separately.

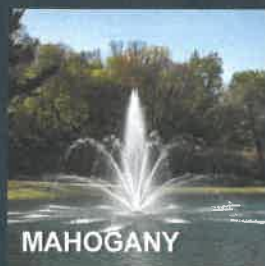
PATTERNS	2HP		3HP		5HP		7 1/2HP	
	H	W	H	W	H	W	H	W
Mighty Oak	14.5	40	19.5	51	24.5	58	27	60
Magnolia	13.5	44	18	60	23.5	72	26	80
Mahogany	16	40	21	58	28	64	29	72
Madrone	15	43	20	59	24	70	26	75
Palm	12	26	16	36	20.5	40	22	42



MIGHTY OAK



MAGNOLIA



MAHOGANY



PALM



MADRONE



BALSAM



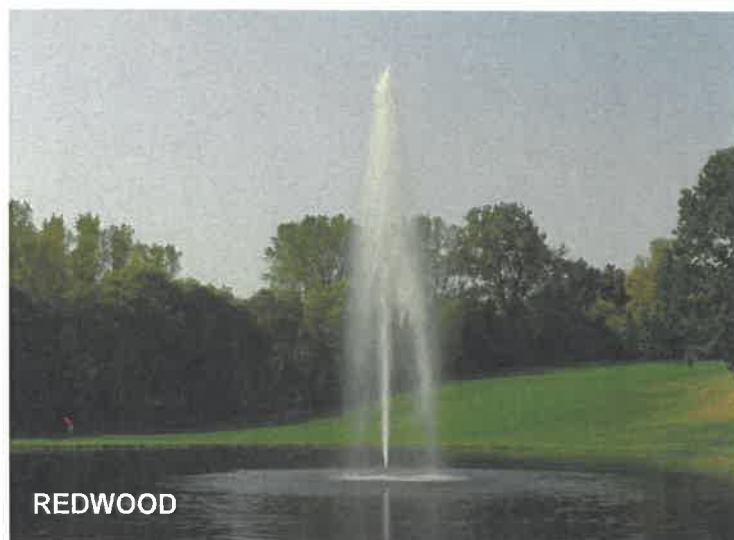
LINDEN



BIRCH



SPRUCE



REDWOOD



1-PIECE FLOAT
ON 5HP VFX

VFX SERIES FOUNTAINS

1/2, 3/4, 1, 2 & 5HP
120V & 208-240V
Single & Three Phase

Complete packages
are ETL approved to
UL and CSA standards

Includes motor unit, float,
mooring ropes, power cord
& control panel

Kasco VFX Series is the choice for an elegant display with superior aeration benefits. These high flow units are efficient and easy to install. Operates in as little as 15-26 in. of water.

V SHAPED
PATTERN

 OPTIONAL
LIGHTING PACKAGES

 **WARRANTY**
1/2, 3/4 & 1HP - 2 years
2 & 5HP - 3 years (optional 5
year warranty available)

DETAILS	UNIT SIZE (HP)							
	1/2HP	3/4HP		1HP		2HP		5HP
Model	2400VFX	3400VFX	3400HVFX	4400VFX	4400HVFX	8400VFX	2.3VFX	5.1VFX 5.3VFX
Volt	120	120	208-240	120	208-240	208-240		208-240
Phase	1	1		1		1	3	1 3
Amp	5.6	7.3	3.7	11.3	5.7	11	7.5	20 16
Dims. (ft)	5 h. x 15 w.	5.5 h. x 21 w.		8 h. x 25 w.		8 h. x 32 w.		9 h. x 34 w.

Product Notes:

1. Cords are in 50 ft. increments up to 200 ft. on both 120V and 208-240V.
2. 208-240V units also offer 250 ft., 300 ft., 400 ft., and 500 ft. options.
3. 50 ft. power cord not available for 5HP units.
4. 2 and 5HP available in three phase, 460-480V in approved locations. Contact Kasco.

WATERGLOW LIGHTING

RGB LED



- 3, 4 & 6 fixture kits
- Water-tight composite housing
- 9 color choices (white, cool white, red, green, blue, orange, yellow, cyan and magenta)
- Can be set to music
- 2 year warranty

COMPOSITE LED



- 3, 4 & 6 fixture kits
- Water-tight composite housing
- Displays classic white and includes red, green, blue and amber lenses and lens caps
- 2 year warranty

STAINLESS STEEL LED



- 3, 4 & 6 fixture kits
- Heavy duty stainless steel housing
- Displays classic white and includes red, green, blue and amber lenses and lens caps
- UL / CSA Listed
- 3 year warranty



SECTION 3

FOUNTAIN MAINTENANCE SERVICES CONTRACT

CUSTOMER NAME: Ms. Tamara Lorf

PROPERTY NAME: Lakeside Plantation CDD

CONTRACT EFFECTIVE DATE: December 1 2021, through November 30, 2022

SUBMITTED BY: Mr. Chris Byrne

SPECIFICATIONS: One (1) 5hp Kasco Fountain and One (1) 3hp Kasco Fountain

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$1,160.00**. SOLitude shall invoice Customer **\$290.00 per quarter** for the Services to be provided under this Agreement. The term of this agreement is for a period of **one year**, with payment invoiced on the first day of each of the four billing months, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of four (4) quarters. For the convenience of the customer, we offer Quarterly Contract Pricing that is simply an even four (4) quarter amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. For this reason, should the Customer cancel the contract early, or be in default for any reason, the Customer will be responsible for immediately paying the remaining portion of annual contract work completed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar

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expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this

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Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Lakeside Plantation CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - FOUNTAIN MAINTENANCE CONTRACT

Fountain Maintenance Service:

1. Contractor will service the fountain **four (4) times per year** on a once per quarter basis as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
 - Clean fountain's debris screen, nozzle, and shaft to ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on lighting housing that are leaking.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the contractor will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's pump chamber ensure proper water flow.
3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.

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1. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the client.
2. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the client for his / her approval prior to proceeding with the work.

Service Reporting:

1. Client will be provided with a quarterly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

22677

LIC # EC1338043
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation Date 8/31/21 Technician Alex/Andrew
Address 2200 Plantation Blvd Phone 941/423-5500 Email _____
City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$48.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfi outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs f-stal, usb combo outlet, range/dryer outlet, photo eye	\$89.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye DWR 2	\$198.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 60amp disconnect, 240v mechanical timer, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX = Fan Brake Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WIRING/BOX = 110v w.p. Gfi outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX = 15-30 amp dedicated out-diff 2, 40-53 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WIRING/BOX = 60-60 amp cct with disconnect	\$988.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

* See Notes

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

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

PAID CASH ☐ CHECK ☐ # _____
CREDIT CARD ☐ # _____

EXP / AUTH # _____
AMOUNT \$ _____

TOTAL INVESTMENT \$ _____

TOTAL FROM "NOTED" FORM \$ _____
TOTAL \$ _____

NOTES

DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ _____

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

Authorization _____

All work has been performed to my satisfaction _____

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



ELECTRIC

LC#ECT1008343
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

Date 8/31/21 Technician Alex/Andrew
Phone 941-423-5500 Email _____
City North Port State FL Zip 34289

ADDITIONAL WORK

INV# _____

TOTAL

NOTES

Pond near Entrance Pond 3

- Install step down transformer 480/277 - 240/120 Outdoor
- Install concrete post, Meter, Outdoor Panelboard, Underground Feed
- Install c/s control box
- Install 2" sleeve to pond

Total - 8,667

Pond near clubhouse Pond 10

- Install concrete post, outdoor panelboard, c/s control box
- Install 2" sleeve to pond
- Underground Feed

Total - 5,823

Pond in back Pond 11

- Install concrete post, meter, Outdoor Panelboard, Underground Feed
- Install c/s control box
- Install 2" sleeve into pond

Total - 9,757

SECTION C

*This item will be provided under
separate cover*

SECTION D

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

THIS ADDENDUM (“Addendum”) is made and entered into this ____ day of _____, 2021, by and between:

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

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

RECITALS

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

WHEREAS, the District desires to extend the terms of the Agreement for an additional twelve (12) months and to incorporate provisions for E-verify and Compliance with Section 20.055, *Florida Statutes*; and

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

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

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

1. DESCRIPTION OF WORK AND SERVICES. The term of the Agreement is hereby extended for an additional twelve (12) months, through September 30, 2022 (“**Extension Period**”). The duties, obligations and responsibilities of Contractor during the Extension Period shall remain consistent with the original terms of the Agreement and any Exhibits thereto.

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

3. ADDITIONAL PROVISIONS: The following provisions shall be incorporated in the Agreement and made a material part thereof:

E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

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

5. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

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

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

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Secretary

By: _____
Chairperson

Date: _____

ATTEST:

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

By: _____
Its: _____

By: _____
Its: _____

Date: _____

SECTION VII

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, August 18, 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
Bill Roumy <i>(by phone)</i>	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford	District Engineer
Scott Smith	Vesta
Tamara Lorf	Vesta
Justin Jackson	Innotech Construction Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

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: For the benefit of the members of the audience, there are agendas on a small table. Also, we're asking that all attendees please sign in on the sign-in form with your first and

last name, as well as your address for the record. We sure appreciate that. We've also provided public comment forms. If anyone would like to make a public comment, there are several opportunities during today's meeting to do so. We do ask that you fill out that form with your first name, your last name, and your address, for purposes of the meeting record. This brings us to our first audience comment period. This is an opportunity for any members of the public to make a statement to the Board of Supervisors regarding any items that are on the agenda or not on the agenda. You'll note that during the meeting we have several other public comment periods. We'll be taking public comments before budget adoption so there's another opportunity there, as well as before adopting the Amenity Policies and Tennis Fees. We also have a general audience comment section before Staff Reports. So, there are several opportunities. If you decide you want to speak and you haven't filled out a Request to Speak Form, you're more than welcome to get up and make a comment. Just please be sure to provide me that form at some point during the evening with your first, last name and address. Mr. Chairman, would you like for me to take public comments right now?

Mr. Szewczyk: Yes.

Ms. Adams: Are there any members of the public who would like to make a comment? Three residents who completed forms in advance and I'm just going to take these in the order that I received them. The first one is Mr. Rich Huddelson. If you like to stand up and make your comments to the Board of Supervisors, the Board has adopted a rule that people have up to three minutes to speak.

Resident (Richard Huddelson, Scarlett Avenue): I would like to wait until later on.

Ms. Adams: That's fine. Thank you. The next person who completed a form is Ms. Donna Keller.

Resident (Donna Keller, Savannah Drive): Hello. I would like to address the issues that many residents are currently having with the social amenities and the Clubhouse. First off, what I'm going to address are concerns that a lot of the residents are voicing throughout the area about what's going on with the social amenities. Number one, the social events are not being well run. For example, the wine and cheese was a disaster. Seventy-five people approximately were here for the wine and cheese, so this was a function that a lot of people enjoy. I walked in at five minutes to 6:00 p.m. The function was from 6:00-8:00 p.m. There was a small tray of meatballs not even being kept warm, a small tray of mini quiches, a small tray of fruit, a small tray of

vegetables and a small plate of cheese and crackers for 75 people. By 6:20 p.m., there was nothing left. So, people who came in after that and had been required to pay \$4 as well as a bottle of wine, had nothing. Now, Tamara did go out and buy additional food, but it didn't make it out there until after 7:00 p.m. Now, that to me is a problem. I know that a lot of the residents were very upset. They were ready to riot. So, that's not a good thing. At the barbecue, when they lit the grill, the grill caught on fire because it hadn't been cleaned. So, even though the barbecue started at 3:00 p.m., food was not available until 3:45 p.m. I was in restaurant management for 15 years. I was taught that if you're going to go to somebody and say this is a problem, you should have a possible solution, which I do, but we are also paying for these events. We are paying \$4 for the wine and cheese, and there wasn't even \$100 worth of food here. If there were 75 people in attendance times \$4, that's \$300. Where is the money going? Apparently, nothing is being contributed for what's been paid into the CDD. I know that there's \$20,000 in the Activities Fund. So, we want to know where the money is and why it's not being applied. I know I only have three minutes. I'm not blaming Tamara because Tamara is working her butt off trying to get this done. I see her running around all this time trying to get things done, but it just seems that there's a problem somewhere.

Ms. Adams: Donna, excuse me, just one moment. Mr. Chairman, she's reached three minutes. Would you like to move to the next speaker or would you like to extend the time?

Mr. Szewczyk: You've got another minute.

Resident (Donna Keller, Savannah Drive): Okay. There used to be a Social Activities Committee, which I think should be reinstated. I'm willing and there are two other residents that we require on this committee that are willing to help because Tamara needs help. She's running around, she needs help and we are willing to do it. I have got almost 45 years experience with food service management. So, we would like you to consider that, and give this poor woman some help. We also would like to address the issue that the Clubhouse is being left unattended. People are leaving, closing the office door, turning off the light, and leaving for a period of time. Also when they leave the office, it was my understanding that they have the portable phone with them so if somebody calls, somebody is there to answer. I play cards in the library and I hear the phone ring, ring, ring, ring, ring and nobody's answering.

Mr. Szewczyk: Please wrap up your comments. Thanks.

Resident (Donna Keller, Savannah Drive): Alright. So that addresses the majority of my concerns. I would really like to get answers to this.

Ms. Adams: Thank you, Donna.

Resident (Donna Keller, Savannah Drive): Thank you.

Ms. Adams: Just for the benefit of audience members, oftentimes questions are addressed during the course of discussion and reports that are handled out throughout the meeting. Anything that is not addressed can be answered outside of the meeting by staff. The next person who has submitted a request-to-speak form is Ms. Denise Flynn.

Resident (Denise Flynn, Scarlett Avenue): When we bought our home, we thought because we were across the street from green space, it would remain a green space. Now, I have seen so many people parking in that green space. It's ridiculous. If you come down Scarlet Avenue, there's people parked on the street and in the street all the time. I thought this committee was the one that was supposed to control that and take care of that. That's my concern. I would like to have a reply back on that, please.

Mr. Szewczyk: Thank you.

Ms. Adams: Are there any other members of the public that would like to make a comment to the Board of Supervisors? Hearing none,

FOURTH ORDER OF BUSINESS

District Engineer's Report

Ms. Adams: We have Brent with us this evening and he has several items to present to the Board that are follow-up items. I believe that there have been several proposals distributed for Board member's review and Brent will be walking you through these.

Mr. Burford: The first item that I want to address was the previous discussion in regards to the proposed dog park and some parallel parking along Scarlet Avenue. We did some research. I spoke with the Southwest Florida Water Management District (SWFWMD) and our engineering staff in our Port Charlotte office. Looking at the Development Order for Lakeside Plantation, it appears that the dog park that there has been interest in, is allowed to be used in that area. There was also a request for some parking parallel to Scarlett Avenue in that area. There was enough room on each side of the street to allow for about 10 cars on each side of the street. However, we need to look at the line of sight distances that are required for people that are backing out of their driveways. That number gets reduced to approximately two spaces on the

east side of Scarlett Avenue and possibly 2x4 spaces are allowable on the west side. So, in that area, we're looking at approximately six parking spaces that would be allowed to fit into that area. Actually, the dog park would be allowed use in that green space and the parallel parking to the street would also be allowed to be used. I would like to see if the Board would like to further investigate that. That was the first item I wanted to address. The second item was some drainage issues that we had on Magnolia Circle and on the east side of Tennis Court 4. I have a proposal from Innotech Construction Services (Innotech). What we had proposed on Magnolia Circle was to install some inlets in those low areas where the water is being retained and has allowed the grass to die. The first proposal they had was for \$9,500 to install the drainage inlets and piping to carry it down to the nearest location where it's transported to the lakes. That's shown on an exhibit behind Innotech's proposal. We also received a proposal from them for the drainage on the east side of Tennis Court 4. I originally proposed just re-draining the area so the water would drain off and create a little swale. That kind of goes back to the same issue we had off the end of the electrical panel. It is not the best idea. So, I went back and looked at it and proposed installing a six-inch trench drain. It is little bit more expensive but it allows for all of that material to be collected into one location where it can be cleaned out. If you put a swale in there, over time that clay material builds up at the bottom of that swale. They provided a proposal for \$25,900. One concern is installing the lights at this time. The lights totally need to be changed out. When I put the drawings together for this, I allowed for a 2 foot anchor apron coming off of the Tennis Courts before the trench drain. We plan to cut those old light poles and replace them. So, it could be installed at this time but it would make more sense to install once the lights are replaced whenever they are. I think in the meantime, we can probably have maintenance staff cut a trench of the southeast corner of it where the grass is built up, just to allow that water to drain out. It's not the ideal situation, but I think it'll get you by. Anything is better.

Mr. Roumy: It's a lot cheaper than \$25,900?

Mr. Burford: Correct. If you put this in, they have to cut it out to put your lights in.

Mr. Roumy: To be honest with you when it rains, it dries up after one day, so \$25,900 is not worth it at this time. That's my opinion.

Mr. Burford: That's the proposal.

Mr. Roumy: Exactly. So, if he's going to cut a trench and let the water drain off the court, that's great for the time being until we replace the lights and everything else.

Mr. Burford: Right. I don't disagree at all.

Mr. Roumy: So the \$25,900 is really out of line.

Mr. Burford: It is \$9,500 for the drainage issue on Magnolia Circle. I think that's more than a fair price.

Mr. Roumy: If is going to help the residents, then we have to do it.

Mr. Burford: Correct.

Mr. Roumy: But the tennis court can dry out in a day after it rains. There's no problem.

Mr. Burford: That's fine. Does the Board want to move forward?

Mr. Roumy: Maybe we should do it somewhere in the future.

Mr. Burford: Is the Board interested in moving forward on the Magnolia Circle proposal?

Ms. Adams: Board members the District Engineer reached out to at least six vendors regarding the drainage situation and its specifications in order to solicit competitive bids for the Magnolia Circle project. Unfortunately, all vendors declined to bid or we were not able to provide a proposal in a timely manner, so we just have the one proposal to consider. However, this situation has been ongoing. The Board has the ability tonight to consider the proposal and to take action.

Mr. Roumy: Who's going to clean those pipes once they're installed? They are going to collect debris. How are we going to service them? Because in three, four or five years, we are going to have the same problem again. The lines will clog up.

Mr. Burford: Right, but they can be maintained. Just like all of your stormwater ponds need to be maintained at some point in time.

Mr. Roumy: Okay, who is going to be maintaining it? That's a good question.

Mr. Burford: More than likely it would be the CDD.

Ms. Adams: Yes, the CDD is responsible for the maintenance of the stormwater system. The Board has approved proposals in the past for maintenance work on the stormwater system. That would be something that would be considered at a Board meeting.

Mr. Roumy: Is it going to be good for the resident?

Mr. Szewczyk: This has been dragging on. We seem to be having a problem with getting contractors to bid on a lot of work these days because everybody's busy.

Mr. Szewczyk MOVED to approve the proposal from Innotech Construction Services for drainage remediation on Magnolia Circle in the amount of \$9,500 and Ms. Benjamin seconded the motion.

Ms. Adams: Before the Board takes action on this matter, this item was not explicitly on the agenda that was posted on the website seven days in advance, so we are taking public comment on this matter. Are there any members of the public who would like to make a comment regarding the proposed drainage project behind Magnolia? Hearing none,

On VOICE VOTE with all in favor the proposal from Innotech Construction Services for drainage remediation on Magnolia Circle in the amount of \$9,500 was approved.

Ms. Adams: Go ahead, Brent.

Mr. Burford: Okay. The next item is the proposals for the fountains on Ponds 4 and 10. The first proposal is from SOLitude. The second proposal is from Aquagenix. I have sent information to Aquagenix to ask for proposal. I have sent the specifications that SOLitude had so we are comparing apples-to-apples and that's exactly what we have here. However, it looks as though Aquagenix bid is about \$10,000 higher than SOLitude. If you look at the specs, I'd say we're probably looking at the same systems. So, that's for the Board's consideration. I don't know if you are looking at having these installed at this time.

Mr. Roumy: The total amount is what? \$10,000 and \$15,000?

Mr. Burford: The SOLitude total was \$20,618. The other Aquagenix proposal was \$31,000.

Mr. Roumy: Can you explain how this is going to work and what these things will do?

Mr. Burford: The fountains just provide aesthetics. They come with a light package that change colors. They also provide what we call, "*white noise*." So, if somebody's pool pump is running across the lake or an air condition, it would provide white noise to dissipate some of that noise. As far as providing aeration for the lakes, they provide very little if any. That's why the next proposal is for aeration systems. On Lake 4, SOLitude proposed a five horse pump. On Pond 10, they proposed a three horse pump. Aquagenix proposed a five horse pump on both of them. But other than that, the bids are the same.

Mr. Roumy: So, once we install these pumps or these fountains, who is going to service them? How much does the service contract cost?

Mr. Burford: We don't have a price for that. I forget exactly what Mr. Chris Byrne of SOLitude had told us.

Mr. Roumy: Because, once you have a problem, they have to come with a little canoe.

Mr. Burford: Correct.

Mr. Roumy: How much is it going to cost us to service the fountains?

Ms. Chichelli: I think Chris said \$150 per fountain. .

Mr. Szewczyk: Is there anything in the proposal regarding a service contract?

Mr. Burford: Not that I'm aware of. I just remember from the last meeting that he spoke about it.

Mr. Szewczyk: Okay. Would it be possible to go back to Aquagenix and SOLitude and ask them for a service contract in writing?

Ms. Adams: Board members, staff did document the amount that SOLitude proposed last month for preventative maintenance services. I'd be happy to look up that information if you would like me to. The Board is not required to take any action on this item tonight. It can be deferred until a later time if you want to get a better sense of where you are with capital projects. I know you're also waiting to consider access control systems and some other high ticket items. Is there approval for further discussion regarding beautification fountains or aeration systems?

Mr. Roumy: Can we have the community engaged in a decision like this?

Mr. Szewczyk: No.

Ms. Adams: You are elected to the Board to make decisions on behalf of constituents. Absolutely, there's an opportunity for public comment. So, one thing that the Board may want to consider, since these proposals were not included in the agenda packet that was published seven days in advance, is that we get an electronic copy of these proposals from the District Engineer. We can include them in the agenda packet for your September meeting. We can also include the proposal from SOLitude for fountain maintenance. Then the Board can further discuss and review this item. Because it will be on the agenda, members of the public will have an opportunity to review the agenda and come prepared with the comments.

Ms. Chichelli: I agree with that.

Mr. Szewczyk: I don't think we're ready to move on this. We have bigger fish to fry anyway.

Ms. Adams: I understand that the Board would like to defer this item until September and include it in the agenda packet. The Chairman has requested that we also review the cost for preventative maintenance for this. Are there any other items that the Board would like to see related to the consideration and fountain or aeration systems?

Ms. Chichelli: No, I think that covers everything.

Ms. Adams: Alright, we'll defer. Brent, did you have any other proposals for the Board to consider?

Mr. Burford: Well just the aeration system.

Ms. Adams: I think we'll defer with fountains and aeration. We'll include them in the agenda for next month and allow more opportunity for resident review and resident comment.

Mr. Burford: Along with maintenance proposals for all of the systems.

Ms. Adams: Exactly, which I believe SOLitude has provided, one as a follow-up from last month's meeting, so we can put that into the next agenda.

Mr. Burford: I will get with Aquagenix. Another item that we probably need to include, if you want me to go ahead and proceed with it is an electrician. We still have to get power to all of these systems. I'll do what I can.

Ms. Adams: Board members, one of the very first things that the District Engineer brought up was consideration of dog park. He's done that initial investigation and determined that there's no impediment in terms of the Water Management District with the appropriate use for that space for installation of a dog park as well as parallel parking to support the dog park. Would the Board like to provide any direction to staff in terms of coming up with a proposal? So that you have an estimated cost for the installation in regards to the fencing and some of the other amenities that would be involved with the dog park or do you want to put this item on hold? What is the Board's pleasure on this matter?

Mr. Szewczyk: I think the dog park ranks right up there with the aeration and fountains. It's an added beautification shall we say, or just an added benefit to the community. So, I think it would be important to at least get the costs of these things in place. Again, we have other more pressing matters, but once we work through those, then we can start moving on to these other things. Yes, I would like to see some costs involved with this.

Ms. Adams: Is there consensus from the Board that you would like for the District Engineer to work on an estimate of cost for the dog park for the next meeting?

Ms. Chichelli: Yes.

Ms. Benjamin: Yeah.

Ms. Adams: Alright, sounds good. Brent, did you have anything else for the Board?

Mr. Burford: I don't have anything else.

Mr. Roumy: I have a question for you. Can I ask a few questions about the invoices?

Mr. Burford: In regards to?

Mr. Roumy: Well, with all due respect to your profession, I would like to have answers to some of the invoices. The first item here is, how many times do you come in to check the lakes?

Mr. Burford: Very seldom.

Mr. Roumy: On 5/17, you came in for three hours to visit the lake and on 5/22, you came back to visit the lake. I have the invoices here.

Mr. Burford: Okay.

Ms. Adams: Brent, was that related to the stormwater lake bank restoration maintenance work?

Mr. Burford: The restoration was going on.

Mr. Roumy: I would like to know.

Mr. Burford: If you give me the dates, I'll review it.

Mr. Roumy: On 5/17, according to the invoice, you came in for three hours at \$375, to visit the lake and the tennis court drainage. On 5/28, you came back for three hours for \$375, to visit the lake, again, and the drainage issue. I don't know which drainage. Could it be the tennis court? On 6/3, you were obtaining prices for drainage. On 6/4, you were obtaining price for drainage. That's for service ending 6/13. On 6/14 you had to repair drainage for \$125. On 6/16, two days later, there was another lake visit. So you had three lake visits within three weeks.

Mr. Burford: I'll check my records. There is no problem.

Mr. Roumy: On 7/1, there was another visit for drainage for two hours. On 7/8, there was two more hours to prepare drainage exhibits.

Mr. Burford: Are those the same date?

Mr. Roumy: No, 7/1 and 7/8.

Mr. Burford: Got you.

Mr. Roumy: Your tech worked on creating an exhibit for drainage. I understand that. On 6/21, there was a revision of drainage. On 7/7, you created a trench for the drainage. It's 23 hours just to handle drainage.

Mr. Burford: Right.

Mr. Roumy: You are an engineer and I'm an engineer. Don't you think 23 hours is a little bit over?

Mr. Burford: I will have to review my records.

Mr. Roumy: I understand that, but what is management doing? Do they check the invoices? Do they question the invoices? I don't understand. Someone has to question every invoice you get. It has nothing to do with you, Brent.

Mr. Burford: No, no, no.

Mr. Roumy: The other item I have is what is the contract amount? Is it \$63,000?

Mr. Burford: I'm not sure. I have the invoices.

Mr. Roumy: What does it mean?

Mr. Burford: That's not an invoice.

Mr. Roumy: This is Johnson Engineering, right?

Mr. Burford: I guess that's from the time we started being CDD Engineer in 2015. That will be the total amount that has been billed. What it is showing is total invoice to date is \$65,200. Previously invoiced was \$63,579.

Mr. Roumy: So we have a contract with you?

Mr. Burford: Yes.

Mr. Roumy: For \$65,000?

Mr. Burford: No, we just charge for time and materials.

Mr. Roumy: So this is what?

Ms. Adams: A cumulative.

Mr. Roumy: A cumulative since 2015?

Mr. Burford: Correct.

Mr. Roumy: So, we spent \$63,000 since 2015.

Mr. Burford: I believe that's correct.

Mr. Roumy: I don't know if management has to check invoices and question invoices. It doesn't have to come to this point where we have to check invoices with the vendors. That's my beef. I'm sorry, Brent.

Mr. Burford: Thank you. That's no problem. I'll check my records and come back to the next Board meeting with an answer for you.

Ms. Adams: Are there any other questions for Brent before we move on to other agenda items? He typically does leave the meeting after the Engineer's Report. As a reminder, the District Engineer works at the direction of the Board, including Board meeting attendance. So, by excusing him now and putting engineer's items first, the District is actually saving some funding that way. Thank you, Brent, we appreciate your attendance.

Mr. Burford: Have a good night.

Ms. Adams: While Brent is leaving, I do just want to mention to the audience that we're so happy to see residents here tonight. We appreciate you attending. If you could please keep any discussion amongst yourselves to a minimum, while there's Board discussion. We are recording today's meeting and keeping records of the minutes. When we have background noise, it sometimes interferes with the recording and makes it difficult for the Board members to concentrate. So, please keep discussion amongst yourselves to the absolute minimum amount possible. Thank you so much.

Mr. Burford left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business

Ms. Adams: Today, we have several items that will be taken care of during the public hearings. We have three public hearings.

SIXTH ORDER OF BUSINESS

New Business Items

A. Public Hearing on Fiscal Year 2022 Budget

Ms. Adams: The first public hearing is on the Fiscal Year 2022 Proposed Budget. First of all, we need a motion to open the public hearing.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the public hearing on the adoption of the Fiscal Year 2022 Budget was opened.

Ms. Adams: The public comment period is the first item during the public hearing. The Board is going to be considering the 2022 proposed budget. Yes, sir?

Mr. Roumy: I have a question about expenses.

Ms. Adams: Do we want to take public comment first and then have Board discussion?

Mr. Roumy: Take public comment first. Thank you.

Ms. Adams: Sounds good. So, the Board will be considering the 2022 Proposed Budget. Earlier this year, the Board met in May and approved a Proposed Budget. Because that Proposed Budget did include a proposed increase for operations and maintenance (O&M) fees, all of the residents of the District did receive a mailed notice regarding that proposed increase. This meeting has also been advertised in accordance with Florida Statutes in the legal section of the newspaper. So we are going to move forward for today's budget hearing.

i. Public Comment Period

Ms. Adams: If any members of the public have any comments regarding the budget, this would be an opportunity to make a statement to the Board of Supervisors. Are there any public comments regarding the Proposed Budget? Seeing none, Mr. Chairman, would you like for me to walk through the budget before Board discussion and point out the pertinent areas?

Mr. Szewczyk: Yes. I don't feel the need to go line item by line item but we can break it down in sections.

Ms. Adams: Understood. That sounds good. Alright, the Board will be considering Resolution 2021-05, which approves your Proposed Budget for the upcoming fiscal year. The Board's fiscal year starts on October 1 and runs through September 30th. So, this budget we're considering starts October 1, 2021 and runs through September 30, 2022. Included in the agenda packet that was provided to Board members in advance and also provided on the CDD website, is your Proposed Budget. The budget is broken down into revenue and expenses. In the first revenue section, you'll see that your Proposed Budget for Fiscal Year 2022 has proposed revenue of \$787,811. I will note that a vast majority of that proposed revenue is from the O&M assessment. Of course, these are imposed on the residential annual property tax bills in the non-ad valorem section. Then we're looking at your *Administrative* expenses, which are the cost to operate the District. These are where your professional staff fees are as well as the statutory requirements for CDD compliance. The total amount for the year is \$124,427. There are a few

line items in here that have discrete increases including your liability insurance and property insurance. The next section is the *Operations* expenses. This area has a little bit more of an increase. Last year's Adopted Budget for this section was \$338,045. The proposed amount for this year's budget for *Operations* expenses is \$373,384. The increases in this line item are related to amenity management services and landscape maintenance services. The landscape maintenance services in particular, is to give the Board flexibility regarding scheduling service for the upcoming fiscal year, which we will be discussing later on in the agenda. There are also slight increases in a couple of other line items there. The last section is your *Clubhouse* expenses. This is an area where you're actually realizing some savings compared to previous years. In previous years, the Board had adopted a budget of \$162,794. The Proposed Budget for expenses in *Clubhouse* operations for this year is \$158,000, with some savings with the reduction of *Security Patrol* and a couple of other line items where there's some discrete savings. The Board has proposed a *Transfer Out* from your General Fund to your Capital Reserve Fund of \$132,000 for the upcoming fiscal year. Yes, sir?

Mr. Roumy: For expenses, the *Tennis Courts - Programs* line item, we needed this item three times. We discussed it on Pages 19, 20, and 21 in the minutes from the May meeting. On Page 21, Ms. Adams stated, "*We don't even need a motion. You can just direct staff to take that out.*" Alright?

Ms. Adams: Sure.

Mr. Roumy: By no means would I like to have this community subsidize a tennis program for non-residents. Alright? We discussed it and said we're going to take it out and it's still in the budget.

Ms. Adams: Well, we can zero that amount out. What we can do with that variance is increase your *Transfer Out – Capital Reserve Fund* by about \$3,500. How does that sound to the Board members?

Mr. Roumy: It sounds really good to me.

Ms. Adams: I apologize if I did not make that change earlier.

Mr. Roumy: Thank you.

Ms. Adams: Is there any other Board discussion regarding the items that we just went through? Otherwise, I will go through the proposed assessments for the upcoming fiscal year. All of the residents should have received a mailed notice that was mailed to their address on file with

the county records office. The proposed assessment amount for O&M fees for single-family homes is \$1,247 for the year. The proposed assessment amount for multi-family homes is \$842 and the proposed assessment amount for the villas for the year is \$998. Earlier this year, the Board walked through this budget on at least more than one occasion. I will note for any resident who's interested, we do have extra copies of the budget that were printed out. It includes a detailed narrative that explains each category. Then there's also information regarding the 1999 bond, the Amortization Schedule that ties back into this scheduled interests and special column payments that the Trustee manages.

Mr. Szewczyk: Tricia, can you explain for basically everyone here the ERU?

Ms. Adams: The ERU stands for Equivalent Residential Unit. When the CDD was initially developed, there was a Planned Unit Development and the original Engineer's Report that defined eligible improvements related to the bond issuance. There was also what's called, "*A Master Assessment Methodology*," which allocated a portion of the CDD fees to each residential and commercial unit within the District. You'll see that the ERU for a single-family home is one. Then other parcels are either less than that or more than that. So, the multi-family homes equal 0.68 ERUs. Villas have 0.8 ERUs. Generally that's tied to lot size. So, you have your Master Assessment Methodology that assigns the ERUs. Then of course, you have the commercial parcels that have higher ERUs. Again, that's based typically on lot size. Is there anything I left out that you wanted me to include on the ERUs?

Mr. Szewczyk: Those were established at the beginning of the establishment of the CDD.

Ms. Adams: Yes. The District was established with the City of North Port and then went into a bond issuance. With the bond issuance there's two significant documents; the Engineers Report that defines the eligible capital improvements, which would have been the roads, storm water system, construction of the amenities, all of those common area elements. Then you have the Master Assessment Methodology, which assigns a portion of the debt that's fair based on ERUs. Then after the Master Assessment Methodology, there's a Supplemental Assessment Methodology that's based on the actual terms of the bond.

Mr. Szewczyk: Okay.

Ms. Adams: Those are presented to the Board for approval along with several other requirements for public hearings, which would have been more than 20 years ago. For the record, I will also note that we have Ms. Sarah Sandy on the line. She is District Counsel for Lakeside

Plantation. So, I just want to reach out and see if Sarah had any comments regarding the budget or the ERUs or any other items.

Ms. Sandy: Not specifically. I'm happy to discuss them further if the Board has additional questions. I'm also happy to go through the resolutions for the Board when that time comes.

Ms. Adams: Are there any other questions from the Board regarding the overall budget presentation? If not, we will let Sarah walk the Board through the resolutions and implications of passing the resolutions.

Mr. Szewczyk: Okay.

Ms. Adams: Go ahead, Sarah.

i. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Ms. Sandy: The first resolution we have is 2021-05, adopting the Fiscal Year 2022 budget. This resolution approves the budget that Tricia just walked through, subject to any comments or changes that the Board has and appropriates the funds to the various lines in the budget. It additionally provides for ways that the budget can be amended throughout the year. So, the budget can be changed anytime the Board finds a need to do so. Again, I'm happy to answer questions about the resolution. If you'd like to move forward with approval of Resolution 2021-06, then we need a motion to adopt Resolution 2021-06, adopting the budget subject to changes.

Ms. Adams: Yes, the change that the Board members have directed is to remove \$3,500 from *Tennis Court – Programs*. That variance of \$3,500 will be added to the *Transfer Out – Capital Reserve Fund* and increase that line item by \$3,500. Do we have a motion to approve?

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations as amended, was approved.

Ms. Adams: We need a motion to close the public hearing.

On MOTION by Ms. Benjamin seconded by Mr. Szewczyk with all in favor the public hearing on the adoption of the Fiscal Year 2020 Budget was closed.

B. Public Hearing on Imposing Special Assessments

Ms. Adams: Next, we need a motion to open the public hearing for imposing special assessments.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the public hearing on the imposition of special assessments was opened.

Ms. Adams: So we are having the public hearing for the special assessments. Typically, this resolution doesn't generate a lot of discussion. This is really a companion resolution that ties back to the budget you just adopted. Now that you've passed your budget, you are going to fund it with this resolution. This allows us to impose the special assessments, O&M fees, the assessments that will be on the Tax Bill to benefit the CDD and it allows for collection through uniform tax collection. Again, putting these assessments on the Tax Roll.

i. Public Comment Period

Ms. Adams: We have a public comment period. So, we will ask if there's any public comments regarding Resolution 2021-06 Imposing Special Assessments. Please state your name for the record; your first name and your last name, as well as your address.

Resident (Debra Johnson, Scarlett Avenue): I just have a question. You put public comments at the beginning and we can't make any comments because we really don't know what it is you're talking about. Then you go through and pass everything and don't give us any chance to ask any questions. For example, this probably has nothing to do with what you are talking about now, but if you look at the personnel services management contract, it is almost \$20,000. Is that something that you just passed? What was it that you passed? The budget?

Ms. Adams: The budget.

Resident (Debra Johnson, Scarlett Avenue): Okay. So we were asked to make comments on something that we really don't know anything about. I mean, why don't you leave the public comment section afterwards. You're talking about it, but this, maybe, is not what these people want.

Mr. Szewczyk: So you want to make comments after what, exactly?

Resident (Debra Johnson, Scarlett Avenue): Before you approve it but after you discuss it. You're discussing it after you are asking for public comments. My issue is how can we make a comment about something we have no idea what you're going to talk about?

Mr. Szewczyk: Well, I believe, was this not posted?

Ms. Adams: Mr. Chairman, the Proposed Budget was posted on the Lakeside Plantation CDD website following Board approval back in May. That's been posted for several months. Because there was a proposed increase for O&M fees, all of the residents received a mailed notice, directing them to contact the District Manager's office with any questions. Those residents who did so, in some cases, requested a copy of the budget, which we kindly provided and also notified residents that it was posted on the website. The budget for today's meeting was posted on the website seven days in advance of today's meeting. It included all of the detail that you see in your agenda packet. It was posted on the website electronically. In addition to that, we did distribute additional paper copies of the Proposed Budget for resident review. So, this has been widely available for resident review and we welcome any questions from residents regarding the Proposed Budget. Are there any other public comments regarding Resolution 2021-06, imposing special assessments? Please state your name for the record and your address.

Resident (Louise White, Scarlett Avenue): Yes. We are new residents. When you said that the residents received letters talking about an assessment, we have absolutely no idea what you're talking about. So, is that because we are new residents? We closed our house on May 21st and we moved in on June 15th. So, if there's an increase in the CDD assessment, we have absolutely no knowledge of this. We received nothing in the mail.

Ms. Adams: It was mailed to the address on file with the county records office. I'd be happy to follow up with you outside of the meeting if you have any questions about that.

Resident (Louise White, Scarlett Avenue): Thank you.

Mr. Szewczyk: Another question?

Resident (Carolyn O'Neil, Magnolia Circle): Yes, I think it's nasty to turn to her and make it sound like what she's saying is something wrong. Because not everybody goes to websites. I was on the Board for four years in the Villas and most people don't read anything. All she's asking you to do is present the information that you're going to present anyway tonight and then ask us for comments. I don't see why that is so awful. I think that was quite mean on the part

of both of you to treat her as though what she was asking was ridiculous because she should already know that information. That's how you sounded.

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

ii. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams: Are there any questions or comments from the Board members regarding the resolution? I will note that the Tax Roll that will be certified, is an attachment to the resolution as well as the budget that the Board just adopted. I have a copy of the Tax Roll. It's not printed for every Board member because it is quite an extensive document but if any Board members or members of the public would like to review that, I'm happy to share that. If there are no other questions or comments, we need a motion to approve Resolution 2021-06 imposing special assessments.

On MOTION by Ms. Benjamin seconded by Mr. Roumy with all in favor Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Ms. Adams: Now, we need a motion to close the public hearing for Resolution 2021-06.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the public hearing on the imposition of special assessments was closed.

C. Public Hearing on the Amended and Restated Amenity Facilities Policies and Amended Amenities Rates, Deposits and Fees

Ms. Adams: We have one more public hearing tonight to consider the revised Amenity Facilities Policies as well as fees related to amenity services and programs here at Lakeside Plantation. We need a motion to open the public hearing.

On MOTION by Mr. Szewczyk seconded by Mr. Roumy with all in favor the public hearing on the amended and restated Amenity Facilities Policies and amended amenities rates, deposits and fees was opened.

Ms. Adams: Mr. Chairman, there is the public comment period scheduled for this. Would you like to leave the agenda as proposed or would you like to take Board discussion first and then move public comments to the end?

Mr. Szewczyk: We could discuss and then leave comments until the end.

Ms. Adams: Okay. Sounds good. So, the first consideration is in regards to the Amenity Facilities Policies. Under separate cover, the Board received a copy of the Amenity Facilities Policies. This is based on earlier Board discussion. They have been reviewed by District Counsel. The Amenity Manager met with various stakeholders in the community, such as some of the tennis leaders to review the pertinent sections and in particular, some of the suggestions that were made by tennis members earlier in the year that have been incorporated into your proposed policies. The Board has had Amenity Policies in place for many years. They are revised from time to time based on the environmental conditions. They are reviewed on a fairly regular basis. One question that came up was from a supervisor who asked me regarding Page 15 where we have the fishing policies. I know in particular, this was an area that at least one Board member wanted to discuss. Right now, the way that the policies read, is that residents may fish from any of the District owned stormwater ponds within the Community Development District. It directs them to check with the Facility Manager for proper access points. One consideration is that, in some cases, juveniles have been fishing in areas directly behind residential homes. It's not known for certain whether or not these juveniles live inside or outside of Lakeside Plantation. Ultimately, the question is will the Board want to restrict fishing to only certain ponds? This is completely a Board policy issue. There are some Districts that prohibit fishing in all ponds because they're considered a utility as part of the stormwater system. There are other CDDs that allow for fishing in the ponds, which has been the case here at Lakeside Plantation. Then there are some CDDs that restrict fishing to only certain ponds that have more of a public access point, that doesn't interfere with any residential properties.

Ms. Benjamin: We have plenty of access points that don't interfere with residential properties and I think it's important to give us the opportunity of something to do that's outside. I think people complain about kids not being outside and enjoying the outdoors and if we take that away from them, that will be really bad. That's how I feel about it.

Ms. Adams: So just leave it as it is?

Ms. Benjamin: Because as it is, we're not restricting any access point or we are not restricting them to certain access points. Do I understand that correctly?

Ms. Adams: Yes, right now it's permissive that residents can fish in any of the CDD stormwater ponds and it does direct users to consult with the Amenity Manager for access points. There are cases where we have some juveniles who have been fishing and there's a perception that it's interfering with private residential property. So, there can be further identification of ponds that have better public access, such as the one nearby the Clubhouse, would be one choice just to restrict fishing to certain ponds. I think there are certain ponds, really the ones that you're considering, the fountain installation in, are probably perceived to have more access points that don't interfere with residential properties.

Mr. Szewczyk: The problem is that almost every one of those ponds could all have access points; obviously, all the ones coming up Plantation Boulevard. The one behind my house going down Scarlett Avenue, even though there's no public access points to get to that one through my yard and my neighbor's, you can come down to the end of the street and you have access there all the way down. Not to mention, if I go down here, I can fish from the other side and eventually work my way over.

Ms. Adams: Supervisor Szewczyk, are there any ponds that maybe don't have good access that really are tied to residential properties? Are any Board members aware of ponds that might be considered for restricted, no fishing, because of residential properties being so close?

Ms. Chichelli: The one behind in my house.

Mr. Szewczyk: I have to look at a map.

Mr. Roumy: So, what's the big issue here?

Ms. Adams: Whether we want to change the policy.

Mr. Roumy: About what?

Ms. Adams: About which ponds are permissible for fishing.

Mr. Roumy: You can put up a "*No Fishing*" sign. That's it.

Ms. Adams: Right now fishing is allowed in all of the ponds.

Ms. Benjamin: Why do we suddenly restrict fishing?

Mr. Roumy: It is a very dangerous area. You have alligators. If you want to fish behind your house, that's fine.

Ms. Adams: The ponds are owned by the CDD, so it is a CDD policy issue.

Mr. Roumy: If we put up a "*No Fishing*" sign, that's it? If you want to fish behind your own house, that's fine. I see a lot of cars parked from non-residents who are fishing. We can put up a "*No Fishing*" sign.

Mr. Szewczyk: Do we have signs out there?

Ms. Benjamin: Most of them.

Mr. Szewczyk: That say what?

Ms. Lorf: No fishing.

Mr. Szewczyk: This might be a question for Sarah also. I remember many years ago that because this community is publicly financed, that we really couldn't restrict public fishing on these lakes. Right?

Ms. Sandy: Yes. I think there's a couple of things you would have to consider there. Typically, I would defer the question to the District Engineer or aquatics maintenance contractor. Are the lakes intended for fishing and are they appropriate for fishing? Two, just because an amenity is a public facility doesn't mean it's unrestricted. So, if there are certain areas where people traversing on it could cause additional damage around the pond, then certainly the District can put rules in place to prevent that. If there are certain areas that would work best to provide fishing access, then I think providing that access within certain parameters would be acceptable for the facility to be open to the public. If you think about it, it is similar to having an amenity facility. Even though you have the facility, it's not open 24/7 for the public to come in and out as they wish. We certainly can provide certain parameters. However, I will say, you do have to provide some reasonable access to the public if the ponds are appropriate for fishing and you're going to let residents fish as well.

Ms. Adams: Thank you, Sarah. So, just to give the Board some options for moving forward with your Amenity Facilities Policies, we can address any other questions that Board members have regarding the Amenity Facilities Policies and wrap up this discussion if the Board is ready to adopt the policies. If you don't want to make any changes to your fishing policies, that's fine. If you do want to make changes, but you are not sure what changes you want to make, we have the option of continuing the rule hearing for your Amenity Facilities Policies and we would be reconsidering this at your September meeting.

Mr. Roumy: To be honest with you, I just received it two hours ago. Is this the final?

Ms. Adams: Yes. This would be your most current version of it.

Mr. Roumy: I think we should have the time to revise it again and then make a decision on it at the next meeting.

Ms. Adams: Okay. Sarah, I have a quick procedural question for you. If the Board wants to continue the public hearing for the Amenity Policy amendment, should we also defer the adoption of the fees until the next meeting?

Ms. Sandy: I think that probably would make the most sense unless there is a pressing reason why to adopt the rates at this point in time. We only have one resolution that was intended for adopting the Amenity Facilities Policies and fees. If it's not pressing, I think it can be continued.

Ms. Adams: Alright. That sounds good. So, Board members, since we have the public hearing open, we can continue the public hearing for next month where we bring back the Amenity Facilities Policies. We'll also be bringing back the proposed fee schedule. Would Board members like to discuss the Proposed Fee Schedule at tonight's meeting or defer discussion?

Mr. Roumy: Yes.

Ms. Adams: Okay. Included in your agenda packet is the Proposed Fee Schedule for the upcoming fiscal year. That was included in your agenda packet under Tab 2. You'll see that it includes the current fees for amenity access cards, current fees for guest cards, amenity rental, rental of tables and chairs, and tennis fees. There is an advertised rate that sets a cap. The Board cannot set fees that are higher than the advertised amount, but you do have the ability to adopt the advertised rates and then charge a lower fee based on Board direction each year. So, the way that the Board might want to consider managing something like the tennis fees, we provided two worksheets attached to your advertised notice under Tab 2. The first worksheet was provided by Supervisor Roumy and was based on logic that he laid out to the Board of Supervisors. The Board earlier this year considered tennis membership fees for other nearby programs. We also considered what the current fees are, the benefit that people would receive based on the anticipated number of plays and Supervisor Roumy came up with a proposed fee schedule. This has been an item that has been discussed at several Board meetings. Then staff took the assumption that we would move forward in Fiscal Year 2022 with the proposed fees provided by Supervisor Roumy. Then we set up a schedule of what that would look like if each year the Board reviews the tennis fees and maybe considers a 3% increase. That would be similar to what the anticipated inflationary cost would be or other consumer price index cost increase. It lays out

what your Fiscal Year 2022 fees would be and then what that could look like for the next five years. Now, the Board has the ability to consider your tennis fees each year as part of your budgeting process. You can choose each year to adopt a tennis fee that is anywhere within your advertised fees, if you adopt the advertised fees as your set fees. I hope that was clear. This is ready for Board discussion.

Mr. Roumy: I have a question for you.

Ms. Adams: Yes.

Mr. Roumy: I still didn't get an answer from management on the annual user fee. This is the third time I asked that question. It says, "*The resident annual fee is equal to one and one-and-a-half times the highest O&M and debt service.*" So, if I come to you today and I say I would like to join, what would be my fee?

Ms. Adams: It would be one-and-a-half times the current fiscal year O&M fee and debt service fee.

Mr. Roumy: Let's assume that the number is lower than the tennis fee program or tennis fee schedule. Then everybody from tennis will come in and say, "*I would like to be a member.*" So, we would love to know these numbers before we go into the final numbers. Can you give us an idea of what this number is so we can compare it to that number?

Ms. Sandy: Actually, if you go back to the document supporting the budget, that's likely where you see these amounts. These are your O&M and the amount of your debt service assessments used to calculate the annual user fee that the Board advertised.

Ms. Adams: Supervisor Roumy, if you want to go back to the Proposed Budget, we can look at those numbers for one-and-a-half times the highest O&M and debt service rates. So, in looking at your proposed budget, your O&M, which is \$1,247 plus debt service. I'm going to need to look at your Tax Roll for that.

Mr. Roumy: Can you get me the numbers by next meeting?

Ms. Adams: Yeah, I will.

Mr. Roumy: Before we decide on tennis fees.

Ms. Adams: Yes. I have your Tax Roll here and I'll be happy to provide you that data before you leave tonight.

Mr. Roumy: Thank you. Also, on the tennis fee worksheet, under the daily fee, it says, "*\$10 for 2022, Year 2 \$10, \$11, \$11, \$11.*"

Ms. Adams: That's just the 3% rounded to the nearest dollar.

Mr. Roumy: Well, 3% of \$10 is not \$10. It's \$10 and change. It's rounded off.

Ms. Adams: Yeah, I just rounded. In every case, I rounded to the nearest dollar.

Mr. Roumy: Maybe it should say, "\$10, \$11, \$12, \$13, \$15."

Ms. Adams: The Board can certainly set that every year if you want to increase it by a dollar.

Mr. Roumy: Okay. Thank you.

Ms. Adams: Yeah. Sarah, I have one question for our clarification regarding the non-resident annual user fee. Can I make the assumption that would be the highest O&M and debt service? Does that include the commercial parcels or does that only include the residential parcels?

Ms. Sandy: It is not for commercial use, so I think it's residential.

Ms. Adams: Okay. Thank you. Supervisor Roumy, the highest debt service fee for residential is \$410, so it would be \$1,247 plus \$410 times 1.5%.

Mr. Roumy: Thank you.

Ms. Adams: You're welcome.

Mr. Szewczyk: Which will leave us higher than any of the advertised fees.

Mr. Roumy: Which is good.

Mr. Szewczyk: Yes. Now they are going to look at the advertised fees.

Mr. Roumy: Exactly.

Mr. Szewczyk: Okay.

Ms. Adams: Remember, the advertised fees, when you adopt that amount, just sets the cap. Then that gives you flexibility. The rule hearing for today required a 28 and 29-day legal notice. It's an expensive legal notice, so by setting that cap and then operating within that for several years, you're saving on legal advertising costs down the road. Board members, my understanding is that instead of closing the public hearing for the Amenity Facilities Policies and amended rates, that we will be continuing it for your September meeting. Mr. Chairman, would you like to take public comment on this matter, or would you like to defer public comment?

Mr. Szewczyk: Just in case someone's here tonight and won't be here next time, I'd like to open it up for public comment.

i. Public Comment Period

Ms. Adams: Are there any members of the public who would like to make any comments regarding the proposed Amenity Facilities Policies or rate fees?

Resident (Christine Powell, Scarlett Avenue): I just want to say that I support keeping the policy as it is. It's one of the few activities that are no cost. As you all know, Florida is the fishing capital of the United States. It's a perfectly suitable activity for children.

Ms. Adams: Are there any other public comments regarding the Amenity Facilities Policies or proposed fees?

Resident (Sue Spade, Scarlett Avenue): I made some notes that for the Clubhouse, the budget was reduced to \$158,000. Does that include the events at the Clubhouse?

Mr. Szewczyk: Are we speaking about the amenity budget and proposal?

Resident (Sue Spade, Scarlett Avenue): I don't know.

Mr. Szewczyk: Okay.

Resident (Sue Spade, Scarlett Avenue): I guess I was just concerned to hear that that amount went down.

Ms. Adams: Would Board members like for me to answer that question?

Mr. Szewczyk: Yeah.

Ms. Adams: The proposed amount for spending on activities has not decreased.

Resident (Sue Spade, Scarlett Avenue): Okay. Why was the clubhouse reduced?

Ms. Adams: Would Board members like for me to answer that question?

Mr. Roumy: Yes.

Ms. Adams: Reduction in services. There was a reduction in the number of hours that security would be scheduled and some other reductions. For all of the items, you can see the amount that was adopted last year and then the amount that is now adopted for this year, just like the tennis program was reduced by \$3,500. Those types of reductions.

Resident (Sue Spade, Scarlett Avenue): Okay. Thank you.

Ms. Adams: You're welcome.

Mr. Szewczyk: One more?

Resident (Carolyn O Neil, Magnolia Circle): I have been here since 2004 and kids fish all the time. It's a joy. They are not in trouble. I think you have to have children or grandchildren. I don't see any problem at all with the kids' fishing in any lake that they want. Sometimes, they

bring friends; sometimes, it's somebody's grandchildren who come. I never had anyone destroy any property. Sometimes they sit under the lanai and they don't bother anyone. Their back is to me and they're developing a no-cost, lifelong hobby. I would hope that we wouldn't take that away from the kids. I don't have anyone using it. I just think it's great. I have watched it for a lot of years and I don't care whose kids they are. As long as the kids are not causing any trouble, let them fish.

Ms. Adams: Are there any other public comments regarding the proposed Amenity Facilities Policies and the proposed fees? Hearing none, we need a motion to continue the rule hearing for September 15, 2021 at 6:00 p.m.

On MOTION by Ms. Benjamin seconded by Mr. Szewczyk with all in favor continuing the Public Hearing on the Amended and Restated Amenity Facilities Policies and Amended Amenities Rates, Deposits and Fees to September 15, 2021 at 6:00 p.m. was approved.

D. Approval of Fiscal Year 2022 Meeting Schedule

Ms. Adams: Included in your agenda packet under Tab D is a proposed meeting schedule for the next fiscal year, which starts in October. This would be keeping with the same third Wednesday of the month at 6:00 PM as the Board members have chosen to do in the past. Are there any comments, questions, or discussion regarding the proposed meetings schedule for 2022? Hearing none, we need a motion to approve.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Fiscal Year 2020 meeting schedule as presented was approved.

E. Ratification of Proposal for Paver Repairs

Ms. Adams: Mr. Chairman, we received some new information regarding the paver repairs. So, we would like to pull this item from the agenda for further staff review, if you're amenable.

Mr. Szewczyk: Yes.

Ms. Adams: Okay. We will remove that item from the agenda tonight.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of May 19, 2021 and June 16, 2021 Meetings

Ms. Adams: A draft of the meeting minutes have been included in the agenda packet for Board review and comment. Are there any comments or corrections regarding the meeting minutes?

Mr. Roumy: Yes.

Ms. Adams: In the May or June minutes?

Mr. Roumy: The May 19th minutes.

Ms. Adams: What page are you on?

Mr. Roumy: On Page 39, "*Lounge chair*" should be "*Lounge float*."

Ms. Adams: What other meeting corrections do we have?

Mr. Roumy: I am done with May and June.

Ms. Adams: Alright, sounds good. Both sets of meeting minutes were published in the agenda packet.

Mr. Roumy: Oh, for the June minutes, a resident complained about the speeding on Scarlett Avenue.

Ms. Adams: Do you know what page that's on?

Mr. Roumy: Page 21.

Ms. Adams: Okay.

Mr. Roumy: Are you going to address this for good? We've been talking about these speed bumps forever?

Ms. Adams: Right now, what we're doing is just approving the meeting minutes. Under Supervisors' Requests, you can bring up any matters that you want to bring up for further consideration and discussion.

Mr. Roumy: Okay, fine.

Ms. Adams: Are there any other comments or corrections on the minutes? Any motion to approve would be subject to incorporating the notes from Supervisor Roumy.

Ms. Chichelli: I have one. On Page 66 of the May 19th minutes, in the third line from the top, "*moving*" should be "*mowing*." Then, on the bottom of Page 56, where it says, "*There are some bushes dying*." It should say, "*Flag area*" instead of "*Flat area*."

Ms. Adams: We will make that correction.

Ms. Chichelli: Then at the bottom where again, where I say, "*The question is where to move the grass,*" that should be "*Bike rack.*"

Ms. Adams: Understood. We will make that correction.

Ms. Chichelli: I think that they had a mask on.

Ms. Adams: Sometimes it's hard to pick up voices in this room. That's why I added another recorder tonight to aid in the preparation of the meeting minutes.

Mr. Roumy: I have one on page 58, of the May 19th minutes. I said "*It's a privilege and they should not be paying.*"

Ms. Adams: We will make that correction, thank you.

Mr. Roumy: I believe I sent you an email in that regard. On Page 55, there was a comment about the windscreen, but can we talk about it later?

Ms. Adams: Understood. Are there any other corrections?

Ms. Chichelli: Yes. On Page 9 of the June 16th minutes, I asked if the quarterly maintenance was for one day or two days. That should be for one or two fountains.

Ms. Adams: That makes sense. Thank you, Pina.

Ms. Chichelli: Thank you. I think that's all.

Ms. Adams: Supervisor Roumy, did you have any other minute corrections?

Mr. Roumy: No.

Ms. Adams: Alright. We need a motion to approve the May 19th and June 16th minutes as amended.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Minutes of the May 19, 2021 and June 16, 2021 Meetings were approved as amended.

B. Approval of Check Register

Ms. Adams: Included in your agenda packet under Tab B is the Check Register. This is the Check Register for two months from June 1, 2021 through July 31, 2021. The detailed Check Run Summary is included in the agenda packet as well as the detailed invoices. Under separate cover, I received a question from Supervisor Benjamin regarding backup for the Department of Revenue receipts for, May and June, so I do have copies of those for any Board Member who would like to review those. Those are for the sales tax that is assessed on the tennis membership

fees that are collected. It's a once-a-month fee that's paid, so we can just hand those out. Also, an electronic payment was made to Comcast and there was a question, I think, about a backup for that as well. So we have a copy of that for the Board Members if you'd like to review that. Also, I believe there was a question regarding the ASCAP License and exactly what that covers. ASCAP is a music licensing organization. We are required to have that music license in order to have music at any of your events at the Clubhouse or amenities such as the pool or even the parking lot. There was a pre-payment for next year as well as a payment for this year included in that.

Mr. Roumy: Did we pay \$587 for two months?

Ms. Adams: Are you talking about the ASCAP?

Mr. Roumy: Yes.

Ms. Adams: No. I believe it was for two months from last year as well as a pre-payment for Fiscal Year 2022, but let me check that.

Mr. Roumy: So it comes down to monthly?

Ms. Adams: It's an annual assessment for the license. I will locate the exact dates.

Ms. Benjamin: It's handwritten on an invoice, a license for October to June. Then right under that it says, "*License July to September.*" I think from October to June it was \$642.74 and July was much lower.

Ms. Adams: So, it covered July 1, 2021 through June 30, 2022. July through September was coded under the expense for those months and then Fiscal Year 2021, October to June, is a prepaid expense for Fiscal Year 2022.

Ms. Benjamin: So, is this handwriting accurate?

Ms. Adams: It just has to do with the coding for the fiscal years because the annual license runs over two fiscal years. Because the 12 months cycle hits two fiscal years, there was some months that hit the correct fiscal year and some months that hit next fiscal year, so it was broken down coding wise. So, you will see a certain amount hit the budget this year and then you'll see a certain amount hit the budget next year but you won't actually see that invoice again until this time next year and it will be the same thing where you get half and half

Ms. Benjamin: Okay.

Mr. Roumy: What about the invoices?

Ms. Adams: Absolutely. If you have any questions.

Mr. Roumy: We have an invoice from Frontier Communication for \$322 and one for Comcast for \$700. I thought we stopped Frontier in May. Correct me if I'm wrong. So, why are you still paying Frontier? I thought, at that time, Comcast was going to be a lot cheaper than Frontier. That's why we canceled Frontier. Why are paying \$700 to Comcast.

Ms. Adams: Okay. Staff will need a couple of minutes to review the bills.

Mr. Roumy: I didn't get the invoices. I'm just reading it from the summary.

Ms. Adams: We will be happy to research that and provide information regarding closing out one account and setting up another account.

Mr. Roumy: It is on the summary of invoices that you paid already Frontier \$322. Why?

Ms. Adams: I'll have to get the detail for that and would be happy to send that to the Board Members. There may have been a little bit of a service overlap while one was being canceled and the other was being implemented. I'd be happy to provide that. I will see if there's any deposit required or anything along those lines.

Mr. Roumy: On Page 30 of June 16th minutes, we had a motion to cancel the Kings III emergency phone service. Yet we still have an invoice for Kings III?

Ms. Adams: Yes. There is a current agreement with Kings III. They have been notified regarding the cancellation of the contract, but the soonest that we can cancel per the current agreement is December 27, 2021. We've already prepared the letter and sent it to Kings III regarding the cancellation based on the Board's direction, but you'll see that invoice through December or perhaps even in January depending on the billing cycle.

Mr. Roumy: What is Kings III?

Ms. Adams: Kings III is the emergency phone that's in the corridor. Are there any questions or comments regarding the Check Run Summary as presented in the agenda packet? The total amount is a \$120,311.66 for June 1 through to July 31. Do we have a motion to approve?

Mr. Roumy: I have a question for you. For Florida, Power & Light (FPL), we spent more than \$2,500 a month on lights?

Ms. Adams: The majority of that is probably for the streetlights.

Mr. Roumy: The pool is \$700, the fountain is \$500, and the Clubhouse is \$1,000. Can we get someone who knows about reducing the power?

Ms. Adams: Typically, the utility companies will provide a complimentary energy assessment and provide suggestions for cost savings.

Mr. Roumy: When my wife comes here and plays cards twice a week, she freezes to death. She has to have a jacket on her. Can we control the air conditioning or turn it off at 9:00 p.m. or do something so we can reduce the power?

Ms. Adams: One thing that the Board might want to consider is the utility companies will provide for their commercial accounts, a complimentary service where they assess the facility. They will go through and look for any areas where there could be energy savings and make a recommendation. One advantage of going through that, in some cases, the utility company will offer some type of rebate if you implement their suggestions. That's not always the case, but sometimes it is.

Mr. Roumy: Another item is the water fountain. We spent \$2,800 for water for the fountain? That doesn't make sense.

Ms. Adams: That's the water supply for the fountains. It's up to the Board, if the Board wants to direct staff to turn off the water.

Mr. Roumy: In my book, we have to think outside the box and maybe get the city to debunk or do something about it. It's like a swimming pool. Why do you have to spend \$2,800 every month for water?

Ms. Adams: There may be a leak adjustment in certain cases if there was a leak.

Ms. Chichelli: I think there was a leak.

Ms. Adams: In cases where there was a leak, it's not a monthly expense.

Mr. Roumy: I hope so. But I am looking at the numbers here. It drives me nuts when I look at \$2,800, just going out the window.

Ms. Adams: Yes. Typically, cities will offer a leak adjustment in those cases.

Mr. Roumy: I hope so.

Ms. Lorf: We did submit a claim.

Ms. Adams: Did we hear back yet?

Ms. Lorf: No.

Ms. Adams: We have not yet heard back from City of North Port if they were going to make an adjustment but all of the appropriate invoices were submitted for that leak adjustment.

What are other questions do Board Members have about the Check Register? If not, we need a motion to approve.

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

C. Balance Sheet and Income Statement

Ms. Adams: The next item on your agenda is under Tab C, which is your Balance Sheet and Income Statement through July 31, 2021. These are your unaudited financials. This item is provided for Board review. No action is required. It does show your balances for your General Fund as well as your Capital Fund and your Debt Service Fund that the Trustee manages. It shows your expenses year-to-date in comparison to your adopted budget. Overall, this Board has done a very good job of controlling expenses. Your total expenditures for the year are under your prorated budget amount. Are there any questions regarding the monthly financials?

Mr. Szewczyk: Just one question regarding the General Fund O&M assessments. Do you know why we had a \$24,000 shortfall?

Ms. Adams: No. I emailed the accountant today to find out if all of the tax certificates were sold by the Tax Collector. I haven't gotten a response yet. Typically what happens in June is all of the tax certificates for any parcels that have not paid their property tax, would be sold by the Tax Collectors office. I checked with our accountant to get the status on that. That money eventually does get transmitted to the District. We anticipate being a 100% collected this current fiscal year. Also, in some cases, we've had a couple of counties this year that changed the way that they bill for their collection fees. As the Board Members probably recall, we put a gross amount on the tax bill that includes the amount that is collected by the Property Appraiser and Tax Collector for their services related to putting the CDD fees on the Tax Bill. In most cases, the county is used to bill separately for that. So, we would have the revenue come in and we would receive a bill. This year we've had a couple of counties that rather than billing separately, they just retained that as part of their electronic transmittal process. I'll get clarification on which matter we have in this District and report the findings to the Board at next month's meeting, but we anticipate being 100% collected. That's a good question. I asked the same question myself, Mr. Chairman. Are there any other comments or questions on the Balance Sheet and Income Statement? Hearing none,

EIGHTH ORDER OF BUSINESS**General Audience Comments**

Ms. Adams: This is another opportunity for any members of the public to make a statement to the Board of Supervisors? Is there anyone here who would like to make a statement? I see at least one hand.

Resident (Sue Martin, Scarlett Avenue): I'd like to go back to the beginning of the meeting and speak about what Donna was talking about. About six or seven weeks ago, I approached Tamara and asked her if we we're going to go back to having our wine and cheese events. She said yes but not every month. I'd like to know why the decision of not every month, because our wine and cheese event, has been something that has been very well attended every month. There are a lot of people here that enjoy it and it's a good way to mingle and get to know new residents. So, I would like to know if we could go back to having our monthly wine and cheese events. Also, I talked to Donna earlier today and we discussed about having a committee of residents get together and work with Tamara on activities. I don't mean to throw you under the bus, Tamara. So, I'd like to propose that the Board think about that.

Resident (Donna Keller, Savannah Drive): There are three members that I know of, that are ready to roll. I had brought that up earlier. There are three members of the community; myself, Joanne and Diane who are more than willing to help. I personally have 45 years experience in food service, 15 years of that in corporate management. So, I believe that our skills would be a benefit to the community. We had talked about the wine and cheese about why that is not on a monthly basis. I think that that's something that should be taken into consideration. I do have one more thing that I want to bring up. We are wondering what's going on with John because he has been out for almost two weeks now and nobody's taking over his duties. The pool is very dirty, the bathrooms are dirty, the place is cleaned and is not being maintained. We want to know why somebody wasn't brought in when people have known for quite a while that he was going to go out for surgery because he injured his hand here.

Mr. Smith: We actually have a temporary person who is getting ready to start. We have been sourcing some people and interviewing some temporary staff. We have somebody to bring in, until John can return.

Resident (Donna Keller, Savannah Drive): Do you have any idea when he's going to return?

Mr. Smith: It could be a few weeks. We don't know exactly yet. We've been told it could be two weeks or longer so that's why we are bringing in somebody temporarily.

Resident (Donna Keller, Savannah Drive): Do you have any idea of when the temporary person is going to be starting?

Mr. Smith: As soon as possible. Hopefully within a week or so.

Resident (Donna Keller, Savannah Drive): Alright. Thank you.

Mr. Smith: They still have to go through a background check and drug test, same as everybody else, a similar process, but we have identified somebody. It's something that we've been working on.

Resident (Donna Keller, Savannah Drive): Okay, thank you.

Mr. Roumy: At the wine and cheese, in the past we had ample food and we had leftovers, a lot. Therefore, people thought it's not wine and cheese anymore, it's wine and dinner. They come here because we had ample food. They can come in and eat whatever they want because they didn't have dinner and they come here for dinner. People still think it's a wine and dinner. It's not the wine and cheese that that you mingle around and take a piece of cheese. The French, they do it perfectly. After dinner they have piece of cheese with crackers and that's it. They mingle and talk to people. It's not wine and dinner. I wasn't here to judge how much you had on the tables, but if people think it's a dinner, then you are not going to have enough food. So, that's my point.

Resident (Donna Keller, Savannah Drive): Can I respond to that?

Mr. Roumy: Yes, sure.

Resident (Donna Keller, Savannah Drive): Thank you. You are saying, "*We shouldn't have a big spread.*" We were charged. Back then, we were being charged anything. When I first moved here two years ago, we were being charged \$2 because people were putting their name on the list and then not coming and there was a lot of leftover food. Now, we're being charged \$4 and there was nothing here. \$300 was collected and they are running out of food.

Mr. Roumy: You have all the right to be upset about it. I have heard that a lot of things. I was at the pool and everybody was coming at me and hitting me with what's going on. Alright? So maybe we can do better next time at no charge. Why do you have to charge? You have \$10,000 to spend.

Resident (Sue Martin, Scarlett Avenue): New people are coming in. We need to hold people accountable to show up.

Mr. Roumy: Then you take names and if they don't come in, you charge them.

Ms. Chichelli: You can't do that.

Resident (Donna Keller, Savannah Drive): I just have a question. How many people attended?

Ms. Lorf: I don't have the exact number in front of me but it was actually only 60. We had to cut it off. We had everybody served when they come in and everybody did eat the first time but then we had extra people show up. After everybody ate the first time we did run out of food but I did go back and made the corrections since it was my first wine and cheese. I did apologize to everybody at that time and a lot of people came to me and said, "*I understand.*" That's something that we can correct.

Ms. Chichelli: That wasn't your fault because you were not expecting more residents. Some of them did not sign up.

Ms. Lorf: At that time everyone had already checked in and there was still plenty of food at the time because everybody checked in.

Mr. Roumy: Since when are you charging for wine and cheese?

Mr. Szewczyk: They started about a while ago because people weren't showing up.

Mr. Roumy: What if you don't show up?

Mr. Szewczyk: If I don't show up and you come after me to say, "*You owe me \$2,*" it ain't gonna happen.

Mr. Roumy: If you go to the dentist and you don't show up, he will charge you \$75.

Ms. Lorf: When everybody comes in, our staff was sitting there and made sure everybody was checked in.

Mr. Szewczyk: Let's just say we're going to do better.

Ms. Lorf: Yes.

Resident (Sue Martin, Scarlett Avenue): There are people who are willing to help.

Mr. Roumy: Then we have the help here. Thank you.

Mr. Szewczyk: Okay. No more conversation.

Mr. Roumy: I'm sorry.

Mr. Szewczyk: That's okay. Are there any other comments?

Resident (Rich Huddelson, Scarlett Avenue): Yeah. I'd like to pick up on what Donna and Sue said about the wine and cheese. I have been a resident here since July of 2004. So that's 17 years that I have been a resident here. Out of those 17 years, at least 12 to 14 of those years, we had wine and cheese. It had just started back then. It has always been free up until about two years ago when they started charging \$2. Quite frankly when I saw that they were charging \$4, I said *"It's not the \$4 that's going to put me in a poor house but it was the principle of it."* I cannot understand why we can't have a wine and cheese party without dinner like Bill just said. People don't come up here for dinner, they don't come for wine and cheese. Based on many years of experience in the wine business, a wine and cheese party is for wine, cheese and crackers, not meatballs and not fruit. Those are nice little side effects but the bottom line is, why are we paying now when we haven't paid for 10 to 12 years? Quite frankly, I'm upset about it. I think you've gathered from some other comments already tonight that there are people upset about it. I think it should be free. You bring your own bottle of wine. I do wine tastings and I come home with bottles of wine, maybe two or three glasses and I bring them up here. I bring three, four, five bottles of wine when I come up here. Then I have to pay \$4 on top of that for food. I don't come here for food. I eat dinner at home. I think Bill made a good point about that. I think it should be free. I think the Board of Supervisors should look into this. I have nothing against you. What's your name?

Ms. Lorf: Tamara.

Resident (Rich Huddelson, Scarlett Avenue): Nothing against you but it just seems irrelevant to me that all of a sudden you're charging them. Bring it into the budget if you have to but I think there's enough money in that budget to take care of the expense of wine and cheese. Thank you.

Mr. Szewczyk: Are there any other public comments?

Resident (Carolyn O'Neil, Magnolia Circle): I have been here since 2004. The reason they started charging is that people didn't show up and they had a huge amount of food left and there was a question of whether to give it to a charity or whatever. People had to pay something so they would show, only a dollar or two but it didn't help people who are more apt to come when they had to be accountable. Because the number of people that just didn't show up was big, but they signed up though.

Resident (Rich Huddelson, Scarlett Avenue): I understand that and to me, that's a lame excuse, it's really is.

Resident (Carolyn O'Neil, Magnolia Circle): So, what do you do with all that food?

Resident (Rich Huddelson, Scarlett Avenue): Give it away at the end of the night. You're paying for it, we're paying for it with our assessments. Give it away.

Mr. Szewczyk: I believe there was one more comment from the gentleman raising his hand.

Resident (Adolph Altieri, Oxford Street): I have been a resident for 18 years here. I just want to go over a couple of rules that we used to have, that we still have of how we take care of our property, mainly parking. I know that we have an apron that some people park on sometimes because of company. I understand, but no commercial vehicles were ever allowed here. We have one truck that has been parked on a driveway for two months and I would like to get rid of that. I haven't looked at the person because I don't think it's my business. They might not have been told this. So, I'm not going to blame them that much. Could somebody tell them this is right and this was wrong? The other thing is cutting the grass. I'd like someone to go down there on a Wednesday. That's my grievance. I didn't know if it was right to say anything or change the laws, did you do all this stuff? I don't think a commercial car should be parked in driveways. That's it. Does anybody agree with that?

Mr. Szewczyk: I know that commercial vehicle. I think it's in the single-family homes. That has to do with the by-laws.

Resident (Adolph Altieri, Oxford Street): I don't mind it there for a week if they are moving in, but it has been there for months. They have covenants. I don't know if they are being told. Somebody should say thing. I have the address if you need it. I would be very happy to give it to you.

Ms. Adams: Mr. Chairman, which you like for staff to follow up and provide the HOA management company's name to this gentleman so he can contact HOA management?

Resident (Not Identified): Point of order. These houses he's speaking about are not in our HOA. They are part of the independent homes. There are 58 of them that have no restriction.

Ms. Adams: In cases where there is not an HOA, one consideration that might be helpful is the City of North Port code enforcement. There may be city ordinances that are pertinent. The

CDD does not regulate private property but we can certainly try to assist this gentleman to the best extent possible.

Mr. Szewczyk: Okay. Let's do that.

Ms. Adams: I see a hand raised. Once again, please once again state your name just for the recording as well as your address.

Resident (Sue Martin, Scarlett Avenue): Recently, like at the beginning of the year, the HOA cancelled Bloomings landscape contract. The CDD still has Bloomings for CDD property. I live on Lake Wilson as does the Chairman but the lake bank in back my house has high weeds. I don't see them coming back behind our house cutting the lake bank. That's CDD property.

Ms. Adams: Thank you for letting us know. Are there any other public Comments?

Resident (Rich Huddelson, Scarlett Avenue): Does she need those addresses?

Ms. Adams: Staff will up with you outside of the meeting regarding the City of North Port code ordinances. Mr. Chairman, would you like for us to move on to Staff Reports?

Mr. Szewczyk: Yes.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: Ms. Sarah Sandy is on the line for the District Counsel Report.

Ms. Sandy: I don't have anything to report, unless the Board has questions for me.

Ms. Adams: Alright. Any questions for Sarah?

Mr. Roomy: No.

B. District Manager

Ms. Adams: Under District Manager's Report, I think you already heard earlier in the meeting, that we can't cancel the Kings III contract until December 27, 2021.

i. Action Items List

Ms. Adams: Included in your agenda packet under Tab B, Section 1, is your Action Item List. We've already touched base on many of those items based on the District Engineer's Report. It will be updated based on actions that the Board took today. Also, some of those items

will be addressed under the Amenity Managers Report. So if you have any questions, I'm happy to address them. I won't go through it line-by-line in the interest of time.

ii. Discussion of Landscape Maintenance, Security Services and Amenity Management Agreements

Ms. Adams: One thing that I would like to bring to the Board's attention is that we have several agreements for services that will be expiring this fiscal year; landscape maintenance, security services, and amenities management. Would the Board like to direct staff to bring back agreement renewals for Board consideration. Typically, District Management Staff, works with District Counsel in regards to preparation of those agreements for Board consideration. Alternatively, I know that there was some earlier discussion regarding landscape maintenance. The Board has the option of putting services out for bids. So, I just need direction from the Board in terms of if you would like to see the agreement renewals for landscape maintenance, security services and amenity management. We can include them in next month's agenda packets or if you would like, we can consider bidding out landscape services or any other services.

Mr. Szewczyk: It was landscape services, security, and what?

Ms. Adams: Amenity management. If you look at your agenda under the District Managers Report, I did note those just so Board Members are aware, since I did need Board direction on how to proceed.

Mr. Szewczyk: Well, personally, I would like to see a renewal from security and amenity management, but I have a question for Pina regarding your relationship with Bloomings. Do you feel that they are stepping up? You've been our point of contact with them. What is your feeling about renewing Bloomings?

Ms. Chichelli: I feel that they are really working with us. I know you see a lot of stuff right now: one is weeds. I already talked to him today, but let me just give you an update on what they have done. The Bougainvilleas behind the fountains were trimmed. A couple of times they have to come back because I told them they were weren't done the way we wanted it. Yesterday, they trimmed the branches of the Oak trees on Plantation Boulevard. Today before the meeting, I had a conversation with Joe because I wanted to know when they were going to trim the Palms around the pool area. He said that he's having some problems, but he's waiting for them too and he knows that they have to be done now. So, I feel the communication is pretty good right now. He's always willing to work. He comes. As a matter of fact, I have an appointment with him on

Friday. So if anyone of you have any issues just let me know so I can tell him. So far, you can also see in the email that I have with Joe that he's really willing to work.

Mr. Szewczyk: I'm sure your communication with Bloomings has gone well. I'm just concerned with the quality of their work. I drive up Plantation Boulevard and I'm seeing less and less grass. The area just below my house bordering the preserve, to me it looks like they run the mowers but they don't weed whack along the preserve because the grass is getting quite high. So, I don't know if that's something you want to talk to them about. I know most of our contracts have out clauses.

Ms. Adams: Yes. Mr. Chairman, you bring up a very good point. I was going to bring to the Board's attention that typically District Counsel will ensure that each agreement has a 30 day without cause cancellation. So if the Board wanted to enter into another 12-month agreement with Bloomings and you find that you're not getting the improvement that you want, based on the efforts of Supervisor Chichelli to continue to communicate with the vendor, then the Board certainly has the ability to consider other options.

Ms. Chichelli: He's aware of it because I remind him.

Mr. Szewczyk: Is there any other discussion?

Mr. Roumy: I disagree with you, Mr. Chairman. We should get new bids, new faces, new ideas, about amenities, about Bloomings, and about security. You cannot continue the status quo when everybody is complaining about everything. I came here to play Sunday morning and there was no water in the jugs and no water in the gym. I had to go home to bring 10 bottles of water to the players who were playing because it was so hot. At the pool, I see people that I don't recognize on Sunday morning and there is no coverage, zero coverage. At the pool I sit by the chair over there and there is plenty of leaves, so I clean the return myself. In my book, we need new faces, new ideas, new something but you cannot continue like this, Mr. Chairman.

Mr. Szewczyk: Well, my feeling is the tennis courts and the pool, basically fall under Tamara and Vesta. Maybe it's not so much Vesta, as it is needing to tweak the schedule of when people are here, in which case we might have to pay little extra money to make sure we have coverage during those off times.

Mr. Roumy: Joe, we spend \$15,000 every month with Vesta and we are not getting what we should be getting. People are complaining. I hear complaints every day when I come to play tennis here. People are complaining about everything, about the pool, about this and I cannot

hear complaints every day. I'm not a complainer, but I'm tired of people coming at me, telling me, *"Look at the pool."* The maintenance guy has to come in with a brush or blow that stuff off. He should have a paintbrush in his hand every other day. I'm disappointed. Not at you, Tamara, as a person or at you, Tricia. When people are here, they're freezing to death, the doors are blocked. I understand staff has to go somewhere, but tell the people, *"I'm leaving ladies. I'll leave for an hour, do you need anything? I will be back."* So people know what's going on. The pool is a disaster, Tamara. He has to blow that deck every day from those little things that grow from the trees. You cannot walk on them. I'm disappointed because people come to me and say, *"You're a Supervisor, you should bring it up."* So, I'm bringing it up. Maybe it's time to see what's out there. Who can deliver what we need? From 8:00 a.m. to 12:00 p.m. on Sunday there is no one around, not even a maintenance guy. Anybody can come on this property and do whatever they want to do. That's wrong. Scott, I told you this six months ago. Something has to change again.

Mr. Smith: I'm sorry you feel that way.

Mr. Roumy: It's not me. It's not me alone.

Mr. Smith: I think they have made a lot of improvements in the last six months.

Mr. Roumy: Yeah. She did a great job. Don't get me wrong, but it's not enough for this community. The people that work for her don't give a damn about what's going on. Maybe you have to schedule people to be here at 8:00 a.m. instead of 9:00 a.m. and 10:00 a.m. in the morning.

Mr. Smith: We can certainly look at adjusting the schedule. The schedule is something that the Board sets.

Mr. Roumy: But don't come back to me and say I have to raise your fee because I brought another person. \$15,000 a month goes a long way.

Mr. Smith: Well, if you did bring another person in then there is a cost associated with that but if you want to adjust the schedules, that's different. We can certainly look at doing that.

Mr. Roumy: It should be adjusted so we have coverage all the time. That's what I'm asking. Not 9:00 a.m. because the pool opens at 8:00 a.m. People are here from the tennis court at 8:00 a.m., not 9:00 a.m. in the morning.

Mr. Smith: We're certainly are willing to work with the Board on adjusting the schedule if you like. The schedule was set by the Board.

Mr. Roumy: If we have an emergency from 8:00 a.m. to 9:00 a.m., who is going to be here to help out? I'm sorry, Tamara. I'm sorry, Tricia but people are not happy.

Mr. Szewczyk: Are there any other comments? Let me just state that there's a cost involved of going out to bid, a substantial cost, not only in just laying out the groundwork for the bids, but we've gone through this before, specifically with the landscape company. Be prepared to be paying a good 30% more. I'm just stating facts, Bill.

Mr. Roumy: Yes, yes, yes, Joe. If I want to eat a good steak, I'd go to a steak place, alright? I know what I'm getting. So i'll be willing to pay the price if I'm getting this service. So give me the service and I'll pay you.

Resident (Donna Keller, Savannah Drive): You just said you didn't want to pay more than \$15,000.

Mr. Roumy: No, Donna. \$15,000 goes a long way. What is that 15,000 going to? You tell me.

Mr. Szewczyk: Well, they break it down all the time, who gets paid what based on their invoice.

Mr. Roumy: So, that's my feeling. I'm sorry, Scott.

Mr. Szewczyk: We're still left at a point to direct staff to either work up renewal contracts with the 30-day out clauses or pick and choose. It wouldn't be my suggestion to put all three out to bid at the same time.

Resident (Donna Keller, Savannah Drive): I agree with that.

Ms. Chichelli: I can tell you about Bloomings because I have been working with them. Every time we call them for something, they are here. That's my opinion and Tricia has the emails. So, I feel that they are really working with those two because I go with them almost every day. Things are done faster.

Ms. Benjamin: It's my opinion that it's better to retain staff and work with them to get what you want from them. So I think in this situation it would be better to keep who we have and try to get a better outcome. With Bloomings though, I feel like their staff rotates constantly and it's hard to get consistent outcomes from them.

Ms. Chichelli: I really don't have any communication with his staff. It's just him. He has to talk with them.

Ms. Benjamin: At the end of the day, it's the crews that are doing the work and they change all the time.

Ms. Chichelli: Yeah. That's why I keep talking to them. The last meeting was in July. Friday. I'll have another meeting with him and go and look around and see what needs to be done. When they come on Tuesday, I'll make sure that they are doing it and it's free. When we were paying PSA, they were just giving us the reports.

Mr. Szewczyk: Yeah. The companies would pass by one or two points every week or so.

Ms. Chichelli: Now I don't give them any points. I just tell them this has to be done and has to be addressed.

Ms. Adams: Board Members, I work with several districts that have recently been reviewing landscape maintenance contracts. There appears to be a significant shortage of labor resources for landscapers. The issues that you're having here at Lakeside Plantation regarding a rotation of employees who work with landscaping services, is what other Districts are experiencing. I think that will be an issue no matter what landscape vendor is here. There is some level of rotation of staff, even with companies that, at one time, were considered to have a more stable workforce. That's not the case currently. It is an issue. It's a problem for many Districts because residential communities would like to see the same workers who understand the environment and understand all of the areas that are being serviced and it is an issue here. Also, I have worked with some Districts and once they see the current proposals that are coming in, they become very motivated to work with their current service provider for landscaping because the proposals are coming in higher than what had been expected. So, I'm just making the Board aware of that. It's certainly a Board decision. You have the option of bidding this out. This does not meet the threshold that requires a sealed bid process, so we have some flexibility on this matter. Typically, we would bring back the current scope for Board review and determine if you're happy with that scope or you want to make any changes. Then that scope goes into a bid packet and that's sent out for a bid. It's a tough market right now in terms of the workforce and the labor force, especially in landscaping services. I agree with Board Members opinions that no matter who is here, you want to have compliance with the agreements and satisfaction with the level of service. I think the key to that is continuous communication. Board Members are at a little bit of a disadvantage because you can't email Board Members outside of Board meetings because of Sunshine Laws. Please bring any deficiencies to Tamara's attention or my attention so

that we can make sure it gets to the proper person to address it for landscape services. Ultimately, I do need Board direction on if you want to see renewals in next month's agenda for consideration. Again, this can be discussed next month. The Board also has the option in some cases, if you wanted to, of going on a month-to-month contract versus a 12-month contract, if the Board wanted a different option for landscape services or for any other service contract.

Mr. Szewczyk: Any of the other contracts have the 30-day out clause anyway.

Ms. Adams: They all do.

Mr. Szewczyk: That's as good as month-to-month anyway. Okay. So, at this point, it would be my recommendation that staff bring back the contracts for renewal at the next meeting.

Ms. Adams: Mr. Chairman, would you like to make that a motion or is that Board direction of what you would like to see in the agenda packet?

Mr. Szewczyk: Well, let's make it a motion because I have a feeling it is not going to be unanimous.

Ms. Adams: Okay, so we have a motion to bring back Landscape Maintenance, Security Service and Amenity Management Agreements for Board consideration for renewal next month.

Mr. Szewczyk MOVED to authorize staff to bring back agreement renewals for landscape maintenance, security and amenity management services and Ms. Chichelli seconded the motion.

Ms. Adams: Is there any further Board discussion?

Mr. Roumy: I'm against it.

On VOICE VOTE with Ms. Benjamin, Mr. Szewczyk and Ms. Chichelli in favor and Mr. Roumy dissenting, authorizing staff to bring back agreement renewals for landscape maintenance, security and amenity management services was approved. (Motion Passed 3-1)

Ms. Adams: Under the District Manager's Report, amenity management staff per the Board's direction, has gathered additional security information in terms of CCTV or security cameras as well as access control for the amenities such as the pool and Clubhouse. The Board does have the ability to meet in a closed session to discuss security matters. The closed session is typically included in your meeting announcement. If there's consensus from the Board, we'll

schedule that for next month. So, your meeting next month in September would include a closed session. During the closed session, the Board has the ability to continue to meet but we ask the public to leave. We typically schedule that as almost the last thing on the agenda and then you can come back to your regular meeting. The public will be invited back in and you can take any action during your regular meeting. The closed session is discussion only because there's presentation of confidential security matters that you may not want to make public. Those materials are not published in your agenda packet. They were provided under separate coverage of the Board in a confidential manner. Is there agreement that next month would be a good month to consider your security items in a closed session?

Mr. Szewczyk: Yes.

Ms. Adams: Alright. We'll schedule it that way. Sarah, did you have any comments regarding security matters in a closed session?

Ms. Sandy: No, I think you've covered it. We will include it in the notice. As we mentioned, any decision would have to be brought back before the Board in the public session but if you have any questions on what can and cannot be discussed in relation to security matters, you can reach out to me. I believe that I previously provided the Board with a memo on that topic. I would be happy to provide an updated memo if the Board would like.

Ms. Adams: Would the Board Members like to receive an updated security memo from District Counsel? I don't believe that Supervisor Roumy and Supervisor Benjamin were on the Board when that was last circulated. Sarah, if you could circulate that, that would be great.

C. Amenities Manager – Monthly Report

Ms. Adams: The next item on the agenda is the Amenity Management Report, which that is included in the agenda packet. I'm going to turn the microphone over to Tamara to present the report.

Ms. Lorf: Does anyone have questions of the report that I provided with the pictures in it? No, okay.

i. Consideration of Proposal for Light Pole Painting

Ms. Lorf: I provided a proposal for painting of the light poles by the pool. If you see the picture that was provided, they look rusty but they are not. There's oxidation on them. The proposal is from Innotech. We hear a lot of concerns from residents that are in the audience if you have questions for them as well. The proposal is to take care of all six poles and paint them.

Mr. Szewczyk: So, basically they are just discolored.

Ms. Lorf: Correct. I don't know if it continues that way if it would damage them or not. That's a question we could ask Innotech.

Mr. Szewczyk: They are fiberglass. Right?

Ms. Lorf: That's right. Justin, can you speak as the vendor.

Mr. Jackson: They are fiberglass. If you don't do anything to them they will continue to get worse. So, they need to be taken care of now. You can replace them with a product similar to what we did on the walkway posts out here. It's the most cost-effective way to resolve the issue and beautify and preserve the light pole.

Ms. Lorf: But on that matter, I had tried to also reach out to other vendors who had painted and I didn't get any response. This was one that we've been working with and they had done a great job. So, that's why I brought it to their attention.

Ms. Adams: Would the Board like to take action on this matter?

Ms. Benjamin: Why is there a conditioner instead that is going to be applied and the primer?

Mr. Jackson: The conditioner is basically another word for a primer.

Ms. Benjamin: Right, but you also have primer on here, so why both?

Mr. Jackson: It should say, "*Conditioner/primer.*" It's basically the material that we put on the light poles prior to painting.

Ms. Adams: In the proposal, it mentions a three-step process.

Mr. Jackson: Pressure washing, then the primer/conditioner, then the final painting of two coats.

Ms. Adams: So, where it says, "*First the poles will have a conditioner applied,*" is that referring to pressure washing?

Mr. Jackson: No. The primer and conditioner is the same thing.

Ms. Adams: So, maybe the narrative on this needs to be updated to just say, "*Primer/conditioner.*" Right now it's noted separately.

Mr. Jackson: We could do that.

Ms. Adams: Would the Board like to consider this proposal or defer this proposal until another time? That's the question before the Board.

Mr. Szewczyk: I personally would like to defer it. I would like to take a look at the poles myself because I was at the pool and it hadn't stood out to me that it was that bad. So I would like to see it deferred. In the meantime, maybe we clean up the verbiage on the description.

Ms. Benjamin: If we're going to defer, can we also see if we get any other estimates?

Ms. Adams: Yes. So, staff will seek competitive proposals. We will receive a new estimate for Innotech clarifying the number of coats that will be part of the treatment. Are there any other comments regarding the pool area light poles? Alright, we'll defer this item.

ii. Consideration of Proposal for Veranda Ceiling Corridor Installation

Ms. Lorf: The next consideration is the ceiling corridor. Again, this is with Innotech. They have been out there and checked it out. I tried to call five different vendors. I had emailed vendors but have not gotten a response and this has become a safety concern. Now it is interrupting cameras and lights as well. Again, Innotech is here with any questions on that.

Ms. Adams: So, Board Members, I'm sure you noticed in the agenda packet that pictures are attached to the back of the Amenity Management Report. There's a nice diagram that shows the area, as well as the photographs. I will note that earlier this year, the Board approved Innotech for a couple of projects. They've been a very good vendor. They provided some good information to the Board and have been trustworthy to perform the services that they committed to in a timely manner.

Mr. Szewczyk: Well, from my standpoint, this is a job that has to be done. I know, Tamara, we've spoken and you have tried reaching out to multiple companies. I personally appreciate the relationship that we've had with Innotech. Was there one other one?

Ms. Lorf: They answered my call but never came out. I never saw them and I tried to reach out twice. If I have to chase them down, then they're probably not a good vendor to work with.

Mr. Szewczyk: I believe that this is a job that has to be done. It is a safety issue and I'm ready to move forward on it.

Ms. Adams: This would be considered a capital project. You have funding available in your capital reserve for this type of building refurbishment.

Ms. Chichelli: Will this be in this year's budget?

Ms. Adams: Yes. Presumably, if the project was awarded, Innotech would be able to complete the project by September 30th. If it concluded this fiscal year, it would be billed to this fiscal year. Now, if for some reason it moved to the next fiscal year, that wouldn't necessarily be an adverse impact on the District, if the Board wanted to defer it for a month or for any other reason you wanted to hold off but we are approaching the end of the current fiscal year.

Mr. Szewczyk: Are there any other comments?

Ms. Benjamin: I don't think it can wait much longer.

Mr. Szewczyk: We've been putting it off for months.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the Proposal for Veranda Ceiling Corridor Installation in the amount of \$29,500 was approved.

iii. Consideration of Proposals for Pool Heater Replacement

Ms. Adams: Included in your agenda packet are two separate proposals from Symbiont Service Corp. (Symbiont). These are for pool heaters. Earlier this year the Board considered competitive proposals for geothermal or other energy sources for pool heating. Ultimately, this Board decided that you did want to stick with geothermal, given the advantages that geothermal has over other heating methods. Ultimately the Board selected Symbiont. They really have the market cornered on geothermal. That is their expertise. They are currently doing warranty work. Preventative maintenance was included with the heater that they installed earlier this year. There are three pool heaters that have come to the end of their useful life. In your agenda packet were two separate proposals for two heaters and one heater, they were both from Symbiont. Symbiont actually re-bid this project. There is a proposal that was distributed to Board Members today. It has the same specifications that the Board has thoroughly reviewed earlier this year. The only difference between the two separate proposals and this one, is they did give you \$200 off of the overall cost. Now this item is not time-sensitive today because the temperature outside is in the

90s, so your pool is maybe even staying warmer than residents would like it to be this time of year, but once we start losing daylight and these temperatures start to shift and it's time to turn the pool heaters on, this will become an issue. The pool is one of the most popular amenities here and the pool temperature is a sensitive issue for many residents. The total proposal for replacing the three heaters with the geothermal is \$28,076. It is a high ticket item. This is ready for Board discussion. You have funding available in your capital budget to cover this if the Board would like to consider taking action today and getting prepared for that temperature shift.

Ms. Lorf: I just want to add one thing to keep in mind here as well. I believe that these are built in Tampa but just to get them all built and shipped here, will take five to six weeks. That's why this is time sensitive to get it out there because a lot of people use our pool.

Ms. Chichelli: Joe, I thought we had made a decision about this. I can't remember.

Ms. Adams: There was a pool heater that was replaced earlier this year. The Board spent at least two meetings thoroughly discussing the matter, thoroughly reviewing the specifications and considering alternative energy sources. I believe that the Board talked about propane. I believe they spoke about electrical heat pumps. Ultimately, the Board decided to stick with geothermal. Then of those competitive proposals, ultimately, the Board selected Symbiont because of their superior standing in the market. This is the vendor the Board selected earlier. They did successfully install that pool heater. They are successfully performing the warranty preventative maintenance work on that. They have been onsite several times working with the Amenity Management Staff and are responsive to calls, questions and concerns.

Mr. Szewczyk: How many heaters do we have out there?

Ms. Lorf: Five.

Mr. Szewczyk: Five? So we replaced one.

Ms. Lorf: At the spa.

Mr. Szewczyk: Okay. How many are at the spa?

Ms. Lorf: One. That's one that was replaced.

Mr. Szewczyk: Four for the pool?

Ms. Lorf: Five for the pool.

Mr. Szewczyk: Five for the pool, so a total of six heaters.

Ms. Lorf: Yes.

Mr. Szewczyk: Here's my thinking. The community in some ways is showing its 20 years of age. Ok? Tricia, as you said, some of these things are just coming to their natural end of life. It's not time sensitive as far as the weather goes, but it's time-sensitive as far as the lead time for the equipment and because of that lead time, I feel that we should act tonight. Again, I'm ready to move forward with this. Is there any other discussion?

Ms. Chichelli: I guess it is what it is. We have to.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Proposal from Symbiont to replace three heaters with geothermal heaters in the amount of 28,076 was approved.

D. Landscape Maintenance Update

Ms. Adams: The next item on the agenda is landscape maintenance update. We've already heard from Supervisor Chichelli regarding her communication with Bloomings as well as the status of certain projects. There is one proposal for landscape enhancement that is scheduled for approval. Also, Board members may have noticed that there are some Oak trees on the boulevard that seem to be waning. We're going to call a vendor that specializes in tree assessment and would make a recommendation if the trees need some extra TLC or otherwise might need to be removed. We will bring back that information in an upcoming Board meeting. I've been working with Pina on that matter. Are there any other landscape maintenance updates, Supervisor Chichelli?

Ms. Chichelli: Not right now.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Okay. Supervisor Roumy, earlier in the meeting we discussed the time for Other Business and Supervisor Requests. We're at that time.

Mr. Roumy: Okay. It was brought up by a resident on Page 21, about the speed bumps. We have a lot of kids in this community. I love kids and I hate someone going fast and a kid going after this ball God forbid get hit. So, we have to think really seriously about having speed

bumps. It could be simple, a rubber piece across the road, which is high. They come in and nail it down every other, 100 feet to 200 feet. I don't know what the code is, but we need speed bumps. So, I don't know how you feel about it, but we have to get going on this. On Scarlett, there is a little sign saying, *"Please, slow down. I have kids"* on both sides of the road.

Mr. Szewczyk: I agree that we do have an issue. In the past, one of the things we did was hire police but that didn't work out too well, as far as I'm concerned because they just handed out warnings. That's not going to really stop anybody. I don't know how many years ago, we did a study on how much it was for speed bumps versus speed.

Ms. Adams: It was humps and speed tables.

Mr. Szewczyk: There are all different size and terminologies. I don't have a problem. Okay. I do believe that people go pretty far above the 20 miles per hour speed limit.

Mr. Roumy: Our community has changed from 15 to 17 years ago. We have more young couples with kids and things of that nature. I feel for those people.

Mr. Szewczyk: I don't know how old the information is and obviously the price would be outdated. Again, I don't want to have to recreate the wheel but maybe we can dig up that information that we had. We had an Engineer's Study done on the spacing and different things.

Ms. Adams: Yes. Did you contact the City of North Port for a speed study and they put out a speed trailer and collected data?

Mr. Szewczyk: I honestly don't know.

Ms. Adams: Okay. Well, oftentimes what will happen is there's initially a speed study. Alternatively, Board Members might identify certain roads that you would like to consider for traffic calming and then the Board can consider different approaches to traffic calming. You already mentioned enhanced traffic enforcement. There's other considerations like you just discussed; speed humps, speed tables and speed bumps. There are other considerations such as radar display signs that can be mounted to the existing speed limit signs or installed independently. It's a little less expensive to mount them to the existing speed limit signs. They are a potential reminder to drivers to slow down. So, staff can bring back whatever information the Board would like for consideration at a future meeting for traffic calming. Is there consensus that it's limited to Scarlett or are there other areas?

Mr. Roumy: It's Scarlett. It's a loop.

Ms. Adams: Now, on the city road, Plantation Boulevard, there will be some limitations, but on the CDD roads, you would have the ability to consider traffic calming.

Mr. Szewczyk: I think we just need to concentrate on CDD roads.

Ms. Adams: Okay.

Mr. Roumy: I think we did the study years ago and it's filed here somewhere.

Mr. Szewczyk: What is the first step?

Ms. Adams: Well, oftentimes we will partner with the local city and they would come out and partner with the CDD and set up a speed study, especially if you're identifying a certain area that potentially has more speeders. They will set up a traffic counter that provides very good data because you get vehicle counts and the speeds, and then that data can be considered for determining if there is a need for further traffic calming. But if this Board has already concluded that you want traffic calming, regardless of what that study would tell you, we can bypass that step and then go to the next step. I would work with the District Engineer on traffic calming that would be appropriate here. We present this information at CDDs oftentimes. If the Board would want to consider speed humps, speed tables, speed bumps, radar display, or enhanced traffic enforcement, we are happy to provide that.

Mr. Szewczyk: We can bypass the first step. I think, we can agree that especially on the loop of Scarlett, there's an issue with Ms. Debra Johnson and the neighbors over here with people taking out mailboxes and things like that because they come around the corner way too fast. Down on the other side, every straight away, people are just picking up speed. So, I would like to see us move on to Step 2.

Ms. Adams: Okay. We can just provide some rough numbers for the Board that would be for the installed products and then get a recommendation from the District Engineer regarding the linear feet between intervals in terms of installation, just for rough numbers for Board consideration. From that then we can fine-tune a proposal based on Board Members input for action.

Mr. Szewczyk: That will include the possibility of using radar signs.

Ms. Adams: Yeah. We will bring back the radar display. With the radar display, oftentimes you can get components that also collect vehicle data. It's not much more expensive to add that if the Board Members ever want to know what the average speed is and the vehicle counts.

Ms. Chichelli: How about taking a picture of the person going fast?

Ms. Adams: I don't know about that. Just for the record, I know Board Members are aware of it but just for the public, even though the CDD owns and maintains the roads, traffic enforcement is the responsibility of the City of North Port Police Department. So, residents who are concerned about unsafe driving behaviors, the more that they contact the city Police Department, the more responsive they will be to the matter. We encourage members of the public to call the non-emergency number or if they see an issue in progress, call 911 and that call would be prioritized based on life-saving priority. So, please, reach out to local law enforcement. It is their responsibility to enforce stop signs, speed limits and any other traffic enforcement matter.

Mr. Szewczyk: Okay.

Ms. Benjamin: Can I just say something about the methods we've been talking about? I don't think that the radar is going to do anything. I think the type of person who's exceeding the speed limit doesn't care if there's a radar on them or not. The people who are going to speed are going to speed. That's why when we call the police and hire extra patrol to ticket people, it's not going to catch everybody. I just think those two methods are going to be unproductive. I think the only thing that's really going to force people to stop is something like a speed bump, hump or table.

Ms. Adams: Understood. It won't be very much more effort to bring back the radar display. If the Board wants to see that, we're happy to do that. If you just want to cut that out, we're happy to just focus on the speed humps, bumps and tables.

Mr. Szewczyk: I just know from personal experience, I'm going down and all of a sudden if that thing says I'm doing 15 miles an hour over the speed limit, I slow down.

Ms. Adams: For some people, it does bring their driving back to their attention, for people who are not realizing that they are speeding. For others, they become used to it or accustomed to it and they ignore it. I have heard from some people that they see it as a challenge.

Mr. Szewczyk: Let's concentrate on the physical.

Ms. Adams: Understood. Is there any other discussion on traffic calming?

Mr. Roumy: On Scarlett Avenue and Plantation Boulevard, the owner of the corner house parks on CDD property. Many times, he has parties on Saturday and Sundays and then we have cars lined up on CDD property. So when we come in and try to make that turn going into

Scarlett, you cannot see the vehicle that's coming for a stop. Alright? So my suggestion, like a few residents suggested, is to talk to the City of North Port to get a "*No Parking From Here to Corner*" sign.

Ms. Adams: Just for clarification, I'm sure that Sarah is being very attentive to this conversation and she will have some comments on behalf of District Counsel but in general, the CDD has no traffic enforcement abilities. The exception to that is parking. If this District did want to adopt parking policies for the road, the District can consider that. However, it's a fairly cumbersome process, requiring a rule hearing which can be set. Also, there are signage requirements at certain intervals.

Mr. Roumy: It's only around the corner.

Ms. Adams: Yes. If you're talking about one section of the road, that would be less but I believe the District Counsel has comments to make regarding no parking. Also, there are some existing parking restrictions in place with the City of North Port. So, I think Sarah has some comments.

Mr. Roumy: I don't know if you feel the same thing.

Ms. Sandy: Yes.

Mr. Szewczyk: There's a line of sight issue.

Mr. Roumy: We don't see the vehicle coming on the other side.

Ms. Sandy: If I could just jump in there a little bit. Actually, in regards to parking on District roads, the District has an Enforcement Agreement in place with the City of North Port and actually deferred the parking enforcement to the city. So at this point, we actually are just subject to the regulations that were put in place by the city and don't have the have additional parking regulations and enforcement.

Ms. Adams: So the key is to call the police regarding that matter for parking enforcement or alternatively code enforcement. Both arms of the city can be helpful with that matter. It may be helpful if we circulate the current agreement with the City of North Port regarding parking regulations, so Board members are aware and we can bring everyone up to speed on that issue.

Mr. Roumy: All right.

Ms. Sandy: I will circulate the current parking ordinance that is in place for the City of North Port.

Ms. Adams: Sounds good

Mr. Roumy: The resident brought up the no soliciting restrictions. A week ago, a guy knocked at my door and wanted sell pest controls in the neighborhood. My wife was all alone and she was so scared. She closed the door and called a neighbor asking, *"Did you get this guy knocking at your door?"* What are we going to do about this? I don't know what we do can about no solicitation.

Ms. Adams: Oftentimes, you can call the Police Department.

Mr. Roumy: It was too late. By the time I came home, which was 10 minutes later, she says the guy was here five to ten minutes ago. So I took the car and looked around but he disappeared.

Ms. Adams: I was just going to mention that in some cases, if people want solicit, they have to get a permit from the city. Most often, people do not have that. So, the city would be interested in notifying the person who is trying to solicit. If the HOA has restrictions about soliciting, you can contact the HOA management company but it's really not a CDD matter, per se.

Mr. Roumy: Okay. I'm just bringing it up because it happened to my wife.

Ms. Adams: Right.

Mr. Szewczyk: Is there anything else?

Mr. Roumy: That's it.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

August 1, 2021 to August 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	8/24/21	2582-2594	\$ 53,914.65
			<u>\$ 53,914.65</u>
Automatic Drafts- June			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 1,138.17
		2200 Plantation Blvd - Fountain	\$ 414.71
		2200 Plantation Blvd - Pool	\$ 675.44
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 144.32
		2200 Plantation Blvd - Pool	\$ 317.77
		2201 Plantation Blvd - Garbage Collection	\$ 680.56
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	FL Department of Revenue	Sales and Use Tax	\$ 70.42
			<u>\$ 3,457.46</u>
			\$ 57,372.11

*** CHECK DATES 08/01/2021 - 08/31/2021 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
8/24/21	00272	7/01/21	PI-A0063	202107	320-53800-46000	LAKE/POND MGMT JUL21	*	966.00	
						SOLITUDE LAKE MANAGEMENT LLC			966.00 002590
8/24/21	00298	6/10/21	21666	202106	320-53800-46200	INSTALL UNDERGROUND WIRING	*	949.00	
		7/15/21	22063	202106	320-53800-46200	FOUND VOLTAGE	*	99.00	
						SERGEANT'S ELECTRIC			1,048.00 002591
8/24/21	00361	7/20/21	01	202107	320-53800-46200	LAKES AND FOUNTAINS	*	147.92	
						THE SHERWIN-WILLIAMS CO.			147.92 002592
8/24/21	00106	7/13/21	3804547	202107	310-51300-48000	MTG HEARING RULE CHANGES	*	529.38	
		7/14/21	3804714	202107	310-51300-48000	BUDGET HEARING	*	1,815.00	
						SUN NEWSPAPERS			2,344.38 002593
8/24/21	00257	3/01/21	380190	202103	330-53800-12000	FACILITY MGMT SVC MAR21	*	14,995.42	
		7/31/21	386223	202107	330-53800-12000	FACILITY MGMT SVC JUL21	*	14,995.42	
						VESTA PROPERTY SERVICES, INC.			29,990.84 002594
						TOTAL FOR BANK A		53,914.65	
						TOTAL FOR REGISTER		53,914.65	

LKSD LAKESIDE PLANT HSMITH

Action Mail Services

2441 Orlando Central Parkway
Orlando, FL 32809
+1 4078559277
accounting@actionmailservices.com
<http://www.actionmailservices.com>

**INVOICE**

BILL TO
Governmental Management Services
Attn: Lauren Vanderveer
219 East Livingston Street
Orlando, FL 32801

INVOICE 9072952
DATE 07/29/2021
TERMS Net 30
DUE DATE 08/28/2021

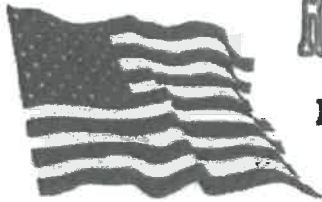
DESCRIPTION	QTY	AMOUNT
Lakeside Plantation CDD		
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification	1	195.00T
Inkjet addresses, prepare, sort, tray, tag and deliver to post office	677	0.00T
Black and White Printing (2 page letter)	677	142.17T
Automated Folding and inserting	677	18.96T
#10 Envelopes, Return Addressing	677	26.06T
Postage estimated Presort First Class.		
Q: 677		
U.S. Postage, Handling and Postal Delivery	650	331.50
U.S. Postage, Handling and Postal Delivery - Foreign	27	64.80

Payment Terms: Net 15 days

- 1) 10% finance fee may be added for invoices open past 30 days.
2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all attorneys' fees and court costs in such collection efforts.
2) If paying with a credit card, a 3% convenience fee will be applied.

SUBTOTAL	778.49
TAX (6.5%)	24.84
TOTAL	803.33
BALANCE DUE	\$803.33

310 513 490
Mailed Notices



RECEIVED
JUL 12

BY: AL
S3800-61000

BRADLEY A. RAY
1085 Rhineland St.
PORT CHARLOTTE, FL 33753
941-743-9423

001-330-5300-600

Proposal Submitted To:		Invoice Work To Be Performed At:	
Name	Lakeside Plantation	Address	
Address	2800 Plantation Blvd	City, State	Sanne
City, State	North Port, FL		
Phone #	941 423 5500	Date	6-28-21

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Grind all trip hazzards @ following addresses: 15 to 2000
1526/1528 Scarlett, 1548 Scarlett, 1578 Scarlett,
2401 Cottonwood, 2425 Cottonwood, 2016 Scarlett,
2408 Magnolia, 2484 Magnolia, 2516/2510
Magnolia near fire hydrant, 2 areas behind pool @ picnic area
New balance due @ time of 16 sidewalk
Removal + replace \$826.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

In full @ completion Dollars (\$ 1560.00)
With payments as follows:

Respectfully submitted

Note: This proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____ Date _____

Signature _____ Date _____

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
7/1/2021	2021-02078

BRI To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

RECEIVED
JUL 10

BY: *[Signature]*

320-53800-46400

Terms	Due Date
Net 30	7/31/2021

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

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$7,635.00
Payments/Credits	\$0.00
Balance Due	\$7,635.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9336	carla@bloominglandscape.com	www.bloominglandscape.com

1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

RECEIVED

BY: [Signature]

Date	Invoice #
7/1/2021	81042-16

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	7/31/2021	SB	7/1/2021

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

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	

DART Pool Solutions, Inc
 1181 S. Sumter Blvd - PMB 324
 North Port, FL 34287
 800-790-3278
 CPC1457408

Estimate/Quote

Date	Quote #
6/21/2021	T1257

RECEIVED
 June 24

BY: H

\$30 - \$3800 - \$1000

Name / Address
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287

			Rep
			SB
Description	Qty	Cost	Total
to replace filter valve			
Trip Fee		95.00	95.00
Valve	1	85.00	85.00
Labor	1	120.00	120.00
FL Sales Tax		7.00%	0.00
Thank you for your business	Total		\$300.00

NOTE: Prices are subject to change after sixty days from date of estimate/quote.

Once approved, if order is cancelled there will be a 20% restocking fee, for the return of the equipment.

There will be a 3% charge if paying with a credit card

All parts and equipment remain property of DART Pool Solutions until paid in full.

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

Invoice

Invoice #: 127
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021 310 513 34		3,187.17	3,187.17
Information Technology - August 2021 310 513 352		83.33	83.33
Dissemination Agent Services - August 2021 310 513 313		83.33	83.33
Postage 310 513 420		102.31	102.31
Copies 310 513 42500		6.45	6.45
Total			\$3,462.59
Payments/Credits			\$0.00
Balance Due			\$3,462.59

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 13, 2021

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

Bill Number 124228
Billed through 06/30/2021

General Counsel/Monthly Meeting
LPCDD 00001 SRS

310 513 315

FOR PROFESSIONAL SERVICES RENDERED

06/08/21	MCE	Review draft audit.	0.60 hrs
06/15/21	LMG	Review agenda package; confer with engineer and district manager regarding agenda items; analyze proposed dog park tract; analyze terms of security patrol scheduling.	1.40 hrs
06/16/21	MCE	Prepare for, travel to and attend board meeting; return travel; meeting follow up.	6.40 hrs
06/16/21	LMG	Research ownership regarding Scarlett Avenue; prepare response to engineer inquiry regarding dog park location.	0.60 hrs
06/21/21	MCE	Follow up from board meeting.	0.20 hrs
06/21/21	LMG	Provide sign-off on audit report; review terms of Vesta contract regarding amenity usage; confer with district manager regarding same.	0.80 hrs
06/23/21	LMG	Analyze cancellation terms for Kings III contract; confer with staff regarding same.	0.30 hrs
06/29/21	LMG	Review and revise edits to amenity policies based on board feedback.	0.50 hrs
Total fees for this matter			\$3,474.00

MATTER SUMMARY

Gentry, Lauren M.	3.60 hrs	265 /hr	\$954.00
Eckert, Michael C.	7.20 hrs	350 /hr	\$2,520.00

TOTAL FEES	\$3,474.00
INTEREST CHARGE ON PAST DUE BALANCE	\$15.77

TOTAL CHARGES FOR THIS MATTER	<u>\$3,489.77</u>
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BILLING SUMMARY

Gentry, Lauren M.	3.60 hrs	265 /hr	\$954.00
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Eckert, Michael C.	7.20 hrs	350 /hr	\$2,520.00
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TOTAL FEES	\$3,474.00
------------	------------

INTEREST CHARGE ON PAST DUE BALANCE	\$15.77
-------------------------------------	---------

TOTAL CHARGES FOR THIS BILL	\$3,489.77
------------------------------------	-------------------

Please include the bill number with your payment.

John's Electric Motors and WaterWorld Pool Supply
3616 Tamiami Trail, Unit 18
Port Charlotte, Florida 33952
941-629-0240

RECEIVED
JUN 24

330 - S3800-5000 BY: CH

Lakeside Plantation/attn.Tamara
2200 Plantation Boulevard
North Port, FL 34289

Invoice # 5176
Invoice Date 07-09-21
Balance Due \$450.00

Item	Description	Unit Cost	Quantity	Line Total
Service Call - Commercial	Service Charge for Commercial Call	\$150.00	3.0	\$450.00

Disclaimer

Service call to change main pool motor/change spa circulation pump motor/ repair broken pipe on spa blower motor pump

Subtotal \$450.00
Tax \$0.00
Invoice Total \$450.00
Payments \$0.00
Credits \$0.00
Balance Due \$450.00

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

Signed: _____

Date: _____



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

RECEIVED
JUN 12 2021
BY: *41* 330
53800-51000

Lakeside Plantation/attn.Tamara
2200 Plantation Boulevard
North Port, FL 34289

Invoice # 5174
Invoice Date 07-09-21
Balance Due \$272.25

Item	Description	Unit Cost	Quantity	Line Total
KBC 6203 BEARING	KBC 6203 BEARING	\$14.95	2.0	\$29.90
KBC 6204 DDC3G81 BEARING	KBC 6204 DDC3G81 BEARING	\$14.95	1.0	\$14.95
KBC 6307 DDC3G81 BEARING	KBC 6307 DDC3G81 BEARING	\$29.95	1.0	\$29.95
PMJ815 815- 978MFD 125VAC	PMJ815 815-978MFD 125VAC	\$34.95	1.0	\$34.95
Labor 65	labor charge	\$65.00	2.5	\$162.50

Disclaimer

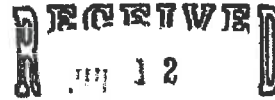
bearing replacement for main pool motor backup motor/spa circulation
backup motor

Subtotal \$272.25
Tax \$0.00
Invoice Total \$272.25
Payments \$0.00
Credits \$0.00
Balance Due \$272.25

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

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

330 - 53800-51000



BY: 21

Lakeside Plantation/attn.Tamara
2200 Plantation Boulevard
North Port, FL 34289

Invoice #	5175
Invoice Date	07-09-21
Balance Due	\$342.85

Item	Description	Unit Cost	Quantity	Line Total
SRD Oring Set	Duraglass	\$12.95	1.0	\$12.95
3867 Shaft Seal	3867 Shaft Seal	\$14.95	1.0	\$14.95
B2854 Century Motor	B2854 Century Replacement Motor	\$269.95	1.0	\$269.95
Labor 45	Labor	\$45.00	1.0	\$45.00

Disclaimer

replacement motor for spa recirculation pump

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

Subtotal	\$342.85
Tax	\$0.00
Invoice Total	\$342.85
Payments	\$0.00
Credits	\$0.00
Balance Due	\$342.85

Signed: _____

Date: _____



Kings III Of America, LLC
*The Nation's Leading Provider
of Emergency Communications Solutions*

751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Account Information

Customer Name Lakeside Plantation CDD
Customer Number 42878
Invoice Number 2042193
Invoice Date 08/01/2021
Terms Net Due in 20 Days
PO Number

Important Messages

Test Your Telephone Regularly

Sales (866) 354-6473
Service (800) 786-3028
Billing (866) 632-6634

Summary of Charges

Description	Quantity	Rate	Months	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL, 34288				
Swimming Pool Phone(s) - Complete Service 08/01/2021 - 10/31/2021	1.00	38.62	3.00	115.86
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:			\$115.86	
Date	Invoice #	Description	Amount	Balance Due
08/01/2021	2042193	Recurring Charges	\$115.86	\$115.86

PAID 08-07-2021
JUL 30 2021

BT: 41

330-53806-48600

For Billing Inquiries, please contact 866-632-6634 or billing@kingsiii.com.

To pay with your credit card or bank account, please contact us.

Please detach and return this portion with your payment to ensure proper credit.

INVOICE

Customer Number 42878
Invoice Number 2042193
Invoice Date 08/01/2021
Terms Net Due in 20 Days
Amount Due \$115.86
Amount Enclosed: \$



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

Return Service Requested

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

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

Please write your Customer Number 42878 on your check.
Make your check payable to: Kings III of America, LLC

Kings III Of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019



Kings III Of America, LLC
*The Nation's Leading Provider
of Emergency Communications Solutions*

751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Account Information

Customer Name Lakeside Plantation CDD
Customer Number 42876
Invoice Number 1993342
Invoice Date 05/01/2021
Terms Net Due in 20 Days
PO Number

Important Messages

Test Your Telephone Regularly

Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL, 34289				
Swimming Pool Phone(s) - Complete Service 05/01/2021 - 07/31/2021	1.00	38.82	3.00	115.86
Sales Tax				0.00
Payments/Credits Applied				115.86
Invoice Balance Due:				\$0.00

Date	Invoice #	Description	Amount	Balance Due
05/01/2021	1993342	Recurring Charges	\$115.86	\$0.00

For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.

To pay with your credit card or bank account, please contact us.

Please detach and return this portion with your payment to ensure proper credit.

INVOICE

Customer Number 42876
Invoice Number 1993342
Invoice Date 05/01/2021
Terms Net Due in 20 Days
Amount Due \$0.00
Amount Enclosed: \$



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

Return Service Requested

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

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

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

REMIT TO: Kings III Of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019



RECEIVED
 BY: *dl*

Statement	
Date 7/2/2021	Customer Number 42575
Due Date 7/2/2021	Amount Due \$115.86

To: Lakeside Plantation CDD
 9145 Narcoossee Rd
 Suite A206
 Orlando, FL 32827

330 53800-48600
** invoice attached*

Remit To: Kings III of America, LLC
 761 Canyon Drive Ste 100
 Coppell, TX 76019

Amount enclosed: _____ Net Due: \$115.86

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	Statement Date	Due Date
Lakeside Plantation CDD	42575	07/02/2021	07/02/2021

Date	Invoice Number	PO Number	Description	Amount	Balance Due
Lakeside Plantation CDD - 2200 Plantation Blvd, North Port, FL					
05/01/2021	1993342		Recurring Charges	\$115.86	\$115.86

1-30 days	31-60 days	61-90 days	91-120 days	over 120	Balance Due
\$0.00	\$0.00	\$115.86	\$0.00	\$0.00	\$115.86



Your account is seriously past due. Remit payment to avoid further collection activity.

SOLITUDE

LAKE MANAGEMENT

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

INVOICE

Invoice Number: PI-A00630702

Invoice Date: 07/01/21

PROPERTY: Lakeside
Plantation CDD

RECEIVED
JUL 8 0 2021

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

BY: 41

30-53800-46000

CUSTOMER ID	CUSTOMER PO	Payment Terms
L2077		Due upon receipt
Sales Rep ID	Shipment Method	Ship Date
Bill Kurth		07/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 07/01/21 - 07/31/21 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

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

ELECTRIC

SciElect.com

**All permits are non-refundable.
3 year warranty all parts and labor.**

1912

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

22063

10775 Indus. Blvd. Unit 111
North Fort, FL 34209
941.373.5558
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation

Date 7.15.21 Technician AKK \$ Alian

Address 2200 Plantation Blvd

Phone 941-423-5500 Email _____

City North Fort State FL Zip 34289

DEVICES

- LEVEL 1 DEVICE: 110v outlet, 1p switch, 1-pole, telephone plate, 4-way splitter, cs device, in use cover
- LEVEL 2 DEVICE: 110v in wall timer, 2 or 4 way switch, gnd outlet, smart switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs 1-pole, w/1-combo outlet, longfinger outlet, photo eye
- LEVEL 3 DEVICE: 1000 watt dimmer, fan remote kit, 600w hv dimmer, 110v carbon smoke detector/specially smoke detector photo eye DSI 2
- LEVEL 4 DEVICE: 60amp alarm, 240v electrical line, 240v pressure switch, 240v connector

		WAS THE WORK DONE?	
		YES	NO
\$48.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$95.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$100.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$210.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION

HOME INSPECTION (up to 2800 sq ft)

SINGLE CIRCUIT ANALYSIS

MULTIPLE CIRCUIT ANALYSIS

WHOLE HOUSE SURGE PROTECTOR

RECEIVED
JUL 12

BY: AK

320-53800-46200

\$36.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$210.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$210.00 x Qty	= \$	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$310.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$425.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

WIRING BOXES

- LEVEL 1 WIRING BOX: small junction box, smoke box, direct burial splice kit, underground lv cut per ft, w/c wiring per section
- LEVEL 2 WIRING BOX: Fan Brake Box, Medium junction box, 15-20amp underground cut per ft
- LEVEL 3 WIRING BOX: Large junction box, 30-100amp underground cut per ft, speaker, hv, hv phone wiring, 110v outdoor outlet 620
- LEVEL 4 WIRING BOX: 110v w/c, GFCI outlet 620, wiring for a light fixture
- LEVEL 5 WIRING BOX: wiring for a light fixture cut 2, 15-30amp cut within 15'
- LEVEL 6 WIRING BOX: 15-30 amp dedicated cut
- LEVEL 7 WIRING BOX: 15-30 amp dedicated cut cut 2, 45-60 amp 240v dedicated cut
- LEVEL 8 WIRING BOX: 30-40 amp cut with disconnect

\$36.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$150.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$210.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$210.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$210.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$497.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$470.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
\$885.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

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

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____

AGE _____

PAID CASH ☐ CHECK ☐ CREDIT CARD ☐

EXP / AUTH # AMOUNT \$

TOTAL INVESTMENT \$ 210
down to
trip fee 99
 TOTAL FROM "NOTES" FORM \$
 TOTAL \$

NOTES

Today we performed a circuit analysis. Found voltage at panel 120/208. Voltage to timers & out of timers good. Pump has voltage and does not work. The other pump trips GFI breaker. Customer already replaced breaker. bad

I hereby authorize you to proceed with the above work at the quoted price of \$ 210

Authorization verbal phone

All work has been performed to my satisfaction

DEPOSIT PAID TODAY BALANCE

← this amount +1
99
\$99

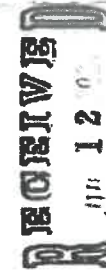
All permits are non-refundable.
 3 year warranty all parts and labor.



STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 06/30/21
CUSTOMER NUMBER : 4251-9509-6

THE SHERWIN-WILLIAMS CO.
ACCOUNTS RECEIVABLE DEPT.
2970 COMMERCE PKWY
NORTH PORT, FL 34289 9315



LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT, FL 34289 9472

JOB NUMBER: 01
JOB NAME: LAKESIDE PLANTATION CDD
PAYMENT TERMS: NET 20TH PROX

DUE DATE
07/20/2021

PLEASE PAY
\$147.92

BY:

320 - 53820-46200

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 941-426-4009

ACCOUNT SUMMARY

PREVIOUS BALANCE: \$0.00
CURRENT MONTH CHARGES: \$175.90
CURRENT MONTH PAYMENTS: \$0.00
CURRENT MONTH STORE CREDITS: \$27.98
CURRENT MONTH OTHER DEBITS: \$0.00
CURRENT MONTH OTHER CREDITS: \$0.00
ACCOUNT BALANCE: \$147.92

CURRENT DUE:
PAST DUE 1-30 DAYS: \$0.00
PAST DUE 31-60 DAYS: \$0.00
PAST DUE 61-90 DAYS: \$0.00
PAST DUE OVER 90 DAYS: \$0.00
NET AMOUNT DUE: \$147.92

NET AMOUNT DUE: \$147.92

THANK YOU FOR YOUR PAYMENT

AMOUNT PAID	
CHECK NO.	

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
06/24/2021	CREDIT MEMO	702492	24349		\$27.98	\$27.98
06/24/2021	CHARGE	702492	24337	FOUNTAINS	\$140.44	
06/30/2021	CHARGE	702492	26944	LAKES	\$35.46	
						\$175.90

PLEASE CHECKMARK:
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REF NO	AMOUNT
24349	\$27.98
24337	\$140.44
26944	\$35.46

REMITTANCE ADVICE
CUSTOMER NO.
4251-9509-6

PAGE 1

JOB NUMBER : 01
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT, FL 34289 9472

PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

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

07/14/21

Phone:(941) 208-1025 Fax:(941) 429-3111 Email:legal@yoursun.com

Ticket# 3804713-1
Public Hearings & Regular
Meeting
5 x 15
Submitted by: Lauren
Vanderveer
Publish: July 19, 2021 and
July 26, 2021
297693 3804714

Acct#: 297693 LAUREN VANDERVEER LAKE SIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801 Telephone: (407) 841-5524	Date: 07/14/21 Ad Date: 07/19/21 Class: 3138 Ad ID: 3804714 Ad Taker: MPRESCOTT Sales Person: 200 Words: 24 Lines: 9 Agate Lines: 10 Depth: 1.069 Inserts: 2 Description: Ticket# 3804713-1
--	--

Other Charges:	\$0.00	Gross:	\$1,815.00
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	1.069	Amount Due:	\$1,815.00

Publication	Start	Stop	Inserts	Cost
For Billing Only	07/19/21	07/26/21	2	\$1,815.00 <i>RV</i>

Ad Note:

Customer Note:

310 513 480
Budget Hearing

RECEIVED

JUL 10 2021

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!



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

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/19/2021, 07/26/2021

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

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

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 26th
day of July, 2021.

Laura M Robins
(Signature of Notary Public)

Personally known X OR Produced
Identification



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

07/13/21

Ticket# 3804545-1
LSP Rule Making
5 x 8.75
Submitted by: Lauren
Vanderveer
Publish: July 19, 2021
297693 3804547

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

Acct#: 297693	Date: 07/13/21
LAUREN VANDERVEER	Ad Date: 07/19/21
LAKESIDE PLANTATION CDD	Class: 3138
219 EAST LIVINGSTON ST	Ad ID: 3804547
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 18
	Lines: 7
	Agate Lines: 8
	Depth: 0.833
	Inserts: 1
	Description: Ticket# 3804545-1

Other Charges:	\$0.00	Gross:	\$529.38
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$529.38
Credits:	\$0.00		
Bill Depth:	0.833		

Publication	Start	Stop	Inserts	Cost
For Billing Only	07/19/21	07/19/21	1	\$529.38

Ad Note:

310 513 480

Customer Note:

Mtg Hearing -
Rule changes

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



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

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/19/2021

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

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

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 19th
day of July, 2021.

Laura M Robin
(Signature of Notary Public)

Personally known X OR Produced
Identification



NOTICE OF RULEMAKING REGARDING AMENDED AND RESTATEMENT AMENITY FACILITIES POLICIES AND AMENDED AMENITIES RATES, DEPOSITS, AND FEES OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to: (1) adopt its proposed amended and restated Amenity Facilities Policies ("Policies"); and (2) adopt amended Amenity Rates, Deposits, and Fees ("Rates").

A public hearing on the proposed Policies and Rates will be conducted by the Board of Supervisors of the Lakeside Plantation Community Development District ("District") on August 18, 2021, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2808 Plantation Boulevard, North Fort, Florida 34289.

The public hearing will provide an opportunity for the public to address the proposed Policies and Rates. The purpose and effect of the proposed Policies and Rates is to provide for efficient and effective operation of district amenity facilities by setting out policies and terms for use, and to provide efficient District operations by a pricing that implements the provisions of Statute 190.825, Florida Statutes. Prior notice of rule development was published in the Charlotte Sun on July 15, 2021.

The amended and restated Policies may address matters related to use of the District's amenity facilities, including but not necessarily limited to its tennis facilities. A copy of the proposed Policies may be obtained by contacting the District Office at its Governmental Management Services - Central Florida, LLC, 219 West Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5634. The proposed Rates are set forth below, but may be adjusted at the hearing pursuant to discussion by the Board of Supervisors and public comment:

	Current Rate	Proposed Rate
First Two Cards	Free	No change
Each Additional or Replacement Card	\$10.00	No change
Guest Card	\$10.00 (refundable deposit)	No change

	Current Rate	Proposed Rate	Proposed Rate
Standard Rental of Court Tennis (maximum of 6 hours)	\$250.00	\$300.00	\$300.00
Resident Rental of Multi-Purpose Room / Library (maximum of 1 hour, maximum of 6 hours)	\$25.00 / hour	\$25.00	\$30.00/hour
Additional "Cleaning Charge" (if tenant requires additional clean-up time after event, or for events after 9 p.m.)	\$95.00 / half hour	N/A	\$30/half hour
Fee for Access to Set-Up Rental Room before start of event time	\$25.00 / hour	N/A	\$35.00/hour
Rental of Tables/Chairs without room rental	N/A	N/A	\$30.00/day for 1 table and 4 chairs; \$50 deposit

	Current Rate	Proposed Rate
Family, Annual Package	\$150.00	\$3000.00
Single, Annual Package	\$400.00	\$800.00
Family, Six-Month Package	\$250.00	\$1100.00
Single, Six-Month Package	\$200.00	\$750.00
Family, Three-Month Package	\$180.00	\$1004.00
Single, Three-Month Package	\$130.00	\$634.00
Single, One-Month Package	\$35.00	\$111.00
Daily Guest Pass	\$10.00	\$10.00

Specific legal authority for the adoption of the proposed Policies and Rates includes sections 190.011(5), 190.011(15) and 190.825, Florida Statutes (2021).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least sixty-eight (68) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-5771 or 1-800-955-5770 for aid in contacting the District Office.

Lakeside Plantation Community Development District
Tishia Adams
District Manager

advis-2020-03-1



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 380190
Date 3/1/2021
Terms
Due Date 3/31/2021
Memo Mar 2021 Fees

Bill To
Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
9145 Narcoossee Road, Suite A208
Orlando FL 32827

RECEIVED
APR 30 2021

BY: *dl*

350-53800-12000

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



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

RECEIVED
JUL 1 11 11

Invoice # 386223
Date 7/1/2021
Terms
Due Date 7/31/2021
Memo July 2021 Fees

Bill To

Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
9145 Narcoossee Road, Suite A206
Orlando FL 32827

BY: *HL*

980-5800-12000

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

**Electric Bill Statement****For:** Jun 23, 2021 to Jul 24, 2021 (31 days)**Statement Date:** Jul 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****\$414.71**

TOTAL AMOUNT YOU OWE

Aug 16, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 15, 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 August 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	484.16
Payments received	-484.16
Balance before new charges	0.00
Total new charges	414.71
Total amount you owe	\$414.71

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768The amount enclosed includes
the following donation:
FPL Care To Share: _____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](https://www.fpl.com/PayBill)
for ways to pay.04126-05586
ACCOUNT NUMBER\$414.71
TOTAL AMOUNT YOU OWEAug 16, 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	484.16
Payment received - Thank you	-484.16
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) \$258.75

Fuel: (\$0.028360 per kWh) \$111.91

Electric service amount 381.27

Gross receipts tax 9.78

Franchise charge 23.66

Taxes and charges 33.44

Total new charges \$414.71

Total amount you owe \$414.71

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Aug 25, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	72061		68115		3946

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 24, 2021	Jun 23, 2021	Jul 24, 2020
kWh Used	3946	4626	1365
Service days	31	30	30
kWh/day	127	154	45
Amount	\$414.71	\$484.16	\$141.35

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[Learn more ›](#)

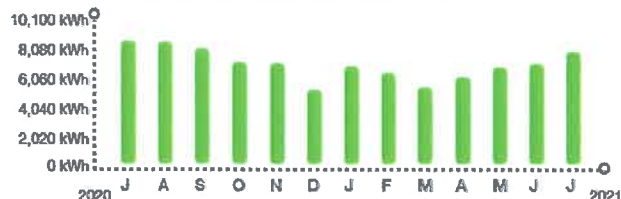
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jun 23, 2021 to Jul 24, 2021 (31 days)**Statement Date:** Jul 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****\$1,138.17**

TOTAL AMOUNT YOU OWE

Aug 16, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,098.31
Payments received	-1,098.31
Balance before new charges	0.00

Total new charges	1,138.17
-------------------	----------

Total amount you owe	\$1,138.17
-----------------------------	-------------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 15, 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 August 04, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report 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 32827-5768

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,138.17

TOTAL AMOUNT YOU OWE

Aug 16, 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 1,098.31
Payment received - Thank you -1,098.31
Balance before new charges \$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$196.09

Fuel: (\$0.028360 per kWh) \$236.24

Demand: (\$11.30 per KW) \$587.60

Electric service amount 1,046.41

Gross receipts tax 26.83

Franchise charge 64.93

Taxes and charges 91.76

Total new charges \$1,138.17

Total amount you owe \$1,138.17

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Aug 25, 2021.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	73634	72801	10	8330
Demand KW	5.17		10.00	52

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 24, 2021	Jun 23, 2021	Jul 24, 2020
kWh Used	8330	7450	9150
Service days	31	30	30
kWh/day	268	248	305
Amount	\$1,138.17	\$1,137.65	\$788.90

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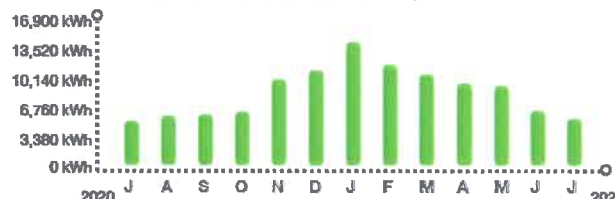
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jun 23, 2021 to Jul 24, 2021 (31 days)**Statement Date:** Jul 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****\$675.44**

TOTAL AMOUNT YOU OWE

Aug 16, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after October 15, 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 August 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	729.88
Payments received	-729.88
Balance before new charges	0.00
Total new charges	675.44
Total amount you owe	\$675.44

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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 ***The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

84595-15071

ACCOUNT NUMBER

\$675.44

TOTAL AMOUNT YOU OWE

Aug 16, 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	729.88
Payment received - Thank you	-729.88
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$136.39

Fuel: (\$0.028360 per kWh) \$164.32

Demand: (\$11.30 per KW) \$293.80

Electric service amount 620.99

Gross receipts tax 15.92

Franchise charge 38.53

Taxes and charges 54.45

Total new charges \$675.44

Total amount you owe \$675.44

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Aug 25, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	75736		69942		5794
Demand KW	25.69				26

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 24, 2021	Jun 23, 2021	Jul 24, 2020
kWh Used	5794	6758	5482
Service days	31	30	30
kWh/day	186	225	182
Amount	\$675.44	\$729.88	\$557.56

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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
43123-156052	18-29	7/27/2021	8/17/2021

Total Current Charges	144.32
Balance Forward	0.00
Total Amount Due	144.32

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000156052000000144324

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	231.36
43123-156052	18-29	7/27/2021	8/17/2021	Payments	-231.36
				Adjustments	0.00
				Balance Forward	0.00
Rate Class: COMMERCIAL					
Last payment amount/date:		231.36	7/19/2021		

Service Period			Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	6/18/21	7/20/21	32	54830746	1.000	TGAL	33	31	2
							USAGE FOR		5

Service		Consumption	Charge	Total
WA	Base facility chg		47.29	0.00
WA	Usage block 1	2.00	8.66	0.00
TOTAL WATER				55.95
SE	Base facility chg		75.27	0.00
SE	Consumption	2.00	13.10	0.00
TOTAL SEWER				88.37

Total Current Charges	144.32
Balance Forward	0.00
Total Amount Due	144.32

PLEASE KEEP DUMPSTER LID CLOSED AT ALL TIMES TO

KEEP RAIN WATER OUT OF THE DUMPSTER. RAIN WATER

WILL RUST THE DUMPSTER, CAUSE LEAKAGE AND

POLLUTION.

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	7/27/2021	8/17/2021

Total Current Charges	317.77
Balance Forward	0.00
Total Amount Due	317.77

LAKESIDE PLANTATION COMM DEV
 9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

000043123000154656000000317771

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	7/27/2021	8/17/2021

Last Bill Amount	250.24
Payments	-250.24
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL

Last payment amount/date: 250.24 7/19/2021

Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	6/18/21 7/20/21	32	80005382	1.000	TGAL	4282	4241	41
						USAGE FOR		53

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	1.00	9.12	0.00
TOTAL WATER			317.77

Total Current Charges	317.77
Balance Forward	0.00
Total Amount Due	317.77

PLEASE KEEP DUMPSTER LID CLOSED AT ALL TIMES TO

KEEP RAIN WATER OUT OF THE DUMPSTER. RAIN WATER

WILL RUST THE DUMPSTER, CAUSE LEAKAGE AND

POLLUTION.

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	8/03/2021	9/01/2021

Total Current Charges	168.47
Balance Forward	505.41
Total Amount Due	673.88

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

000054883000159826000000673887

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	505.41
54883-159826	55-55	8/03/2021	9/01/2021	Payments	0.00
				Adjustments	0.00
Rate Class: COMMERCIAL WASTE				Balance Forward	505.41
Last payment amount/date:				336.94	4/13/2021

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
----------------	------	--------------	------	-------	---------	----------	-------

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	6/30/21 7/31/21	156.80	0.00
GB 95 GAL RECY 1PU 1MON	6/30/21 7/31/21	7.00	0.00
GB EXTRA RECY 1XMONTH	6/30/21 7/31/21	4.67	0.00
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges	168.47
Balance Forward	505.41
Total Amount Due	673.88

Deposit Amount : 505.41

Lightning 30/30 rule: If it takes less than 30 sec

to hear thunder after seeing the flash, lightning

is near enough to pose a threat; after the storm

ends, wait 30 min. before resuming outdoor

activities.



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 07/21/2021

Account: 211014212750

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	08/11/2021

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 08/11/2021



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energy bills for families in need
in your community.

peoplesgas.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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- 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 ensure submission of bills 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:	08/11/2021

Amount Enclosed \$

629161375226 DO NOT PAY YOUR ACCOUNT WILL BE DRAFTED ON 08/11/2021

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

629161375226 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/11/2021



ACCOUNT INVOICE



Account:
Statement Date: 07/21/2021
Current month's charges due 08/11/2021

Details of Current Month's Charges – Service from - 06/17/2021 to 07/16/2021

Se v ce fo 2200 P ANTAT ON B VD NORT PORT F 34289 9472

Rate Schedule: Residential Service RS-1

Me e oca on *poo*

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
R E73410	07/16/2021	405	405	0 CCF	1 042	1 0000	0 0 The ms	30 Days

Cus ome Cha ge

\$15 10

Peoples Gas Usage History

Natural Gas Service Cost

\$15.10

F anch se Fee

\$0 97

The ms Pe Day
(Ave age)

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

JUL 0.0
2021
JUN 0.0
MAY 0.0
APR 0.0
MAR 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
2020

Important Messages

We ve no ced ha you have been pay ng you b e ec on ca y a e y To he p cu down on cu e and was e we a e no onge nc ud ng a em an ce enve ope w h you b Shou d you wan o ma n you paymen you can eques a paymen enve ope by ca ng 813 223 0800 o smp y use a egua enve ope and add ess o TECO P O Box 31318 Tampa Fo da 33631 3318



State of Florida Department of Revenue

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NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 68-8015405857-5**Confirmation Number: 210825876054**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

68-8015405857-5

07/2021

08/25/2021 11:42:23 AM ET

Location Address

2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

LAKESIDE PLANTATION COMMUNITY
DEVELOPMEN
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

Contact Information

Name

Hannah Smith

Phone

(813) 422 - 7758

Email

hsmith@gmstnn.com

Debit Date:

8/26/2021

Amount for Check:

\$70.42

Bank Routing Number:

Bank Account Type:

Checking

Corporate/Personal:

Corporate

Name on Bank Account:

Lakeside Plantation
CD

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Hannah Smith
Phone Number:	865-935-4570
Email Address:	hsmith@gmstnn.com

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$	1006.00	\$ 0.00	\$ 1006.00	\$ 70.42
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits					\$ 0.00
D. Transient Rentals	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$	0.00	\$ 0.00	\$ 0.00	\$ 0.00
5. Total Amount of Tax Due					\$ 70.42
6. Less Lawful Deductions					\$ 0.00
7. Net Tax Due					\$ 70.42
8. Less Est Tax Pd/DOR Cr Memo					\$ 0.00
9. Plus Est. Tax Due Current Month					\$ 0.00
10. Amount Due					\$ 70.42
You have chosen not to donate your collection allowance to education.					
11. Less Collection Allowance					\$ 0.00
12. Plus Penalty					\$ 0.00
13. Plus Interest					\$ 0.00
14. Amount Due with Return					\$ 70.42
Payment you have authorized					70.42
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)				15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)				15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)				15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)				15(d). \$	10.06
16. Hope Scholarship Credits (included in Line 6)				16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)				17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)				18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)				19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits				20. \$	0.00
21(a). Scholarship Funding Tax Credit				21(a). \$	0.00
21(b). Film and Entertainment Industry Credit				21(b). \$	0.00
21(c). Economic Energy Zone Credit				21(c). \$	0.00
21 Other Authorized Credits				21. \$	0.00

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
August 31, 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
August 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 139,272	\$ -	\$ -	\$ 139,272
Debit Card Account	\$ 1,776	\$ -	\$ -	\$ 1,776
Money Market Account	\$ 109,562	\$ -	\$ -	\$ 109,562
Petty Cash	\$ 3	\$ -	\$ -	\$ 3
Capital Reserve Account	\$ -	\$ -	\$ 92,096	\$ 92,096
Investment - Operations:				
State Board of Administration	\$ 507	\$ -	\$ 359,013	\$ 359,520
Investment - Bonds:				
Reserve Fund	\$ -	\$ 76,560	\$ -	\$ 76,560
Revenue Fund	\$ -	\$ 51,610	\$ -	\$ 51,610
Prepayment Fund	\$ -	\$ 0	\$ -	\$ 0
Assessment Receivable	\$ 26,796	\$ -	\$ -	\$ 26,796
Prepaid Expenses	\$ 643	\$ -	\$ -	\$ 643
Due from Capital Reserve	\$ 9,760	\$ -	\$ -	\$ 9,760
Deposits	\$ 517	\$ -	\$ -	\$ 517
Due from General Fund	\$ -	\$ 14,722	\$ -	\$ 14,722
Due from Other	\$ 33	\$ -	\$ -	\$ 33
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 288,869	\$ 142,891	\$ 451,109	\$ 882,870
Liabilities:				
Accounts Payable	\$ 30,348	\$ -	\$ 23,173	\$ 53,521
Accrued Expenses	\$ 1,018	\$ -	\$ -	\$ 1,018
Due to General Fund	\$ -	\$ -	\$ 9,760	\$ 9,760
Due to Debt Service	\$ 14,357	\$ -	\$ -	\$ 14,357
Total Liabilities	\$ 45,724	\$ -	\$ 32,933	\$ 78,657
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Assigned Debt Service	\$ -	\$ 142,891	\$ -	\$ 142,891
Assigned Capital Projects	\$ -	\$ -	\$ 418,176	\$ 418,176
Assigned	\$ 28,775	\$ -	\$ -	\$ 28,775
Unassigned	\$ 213,211	\$ -	\$ -	\$ 213,211
Total Fund Balances	\$ 243,145	\$ 142,891	\$ 418,176	\$ 804,213
Total Liabilities & Fund Balance	\$ 288,869	\$ 142,891	\$ 451,109	\$ 882,870

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues:				
Tennis Club	\$ 20,000	\$ 18,333	\$ 13,155	\$ (5,178)
Activities	\$ 10,000	\$ 9,167	\$ 1,080	\$ (8,087)
Clubhouse Rentals	\$ 5,000	\$ 4,583	\$ 200	\$ (4,383)
Miscellaneous	\$ 1,500	\$ 1,375	\$ 106	\$ (1,269)
Interest Earnings	\$ 50	\$ 46	\$ 26	\$ (20)
Operation & Maintenance Assessments	\$ 686,794	\$ 686,794	\$ 686,794	\$ 0
Total Revenues	\$ 723,344	\$ 720,298	\$ 701,361	\$ (18,937)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 11,000	\$ 10,083	\$ 8,800	\$ 1,283
District Manager	\$ 38,246	\$ 35,059	\$ 35,059	\$ (1)
District Counsel	\$ 25,750	\$ 23,604	\$ 18,354	\$ 5,250
District Engineer	\$ 14,000	\$ 12,833	\$ 9,940	\$ 2,893
Disclosure Report	\$ 1,000	\$ 917	\$ 1,017	\$ (100)
Trustee Fees	\$ 4,771	\$ 4,771	\$ 7,951	\$ (3,180)
Audit Fees	\$ 3,185	\$ 3,185	\$ 3,185	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,375	\$ 945	\$ 430
General Liability Insurance	\$ 6,371	\$ 6,371	\$ 6,081	\$ 290
Legal Advertising	\$ 1,700	\$ 1,558	\$ 3,357	\$ (1,798)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 286	\$ (111)
Other Current Charges	\$ 1,900	\$ 1,742	\$ 2,715	\$ (973)
Property Insurance	\$ 9,865	\$ 9,865	\$ 9,863	\$ 2
Information Technology	\$ 1,300	\$ 1,192	\$ 917	\$ 275
Total General & Administrative:	\$ 120,763	\$ 112,730	\$ 108,470	\$ 4,259
Operations:				
Personnel Services (Management Contract)	\$ 179,945	\$ 164,950	\$ 162,774	\$ 2,176
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 2,292	\$ 29	\$ 2,263
Common Area Renewal & Maintenance	\$ 5,000	\$ 4,583	\$ 1,560	\$ 3,023
Street Light/Decorative Light	\$ 5,000	\$ 4,583	\$ 745	\$ 3,838
Landscape Maintenance - Contract	\$ 91,860	\$ 84,205	\$ 84,205	\$ -
Landscape Maintenance - Other	\$ 5,000	\$ 4,583	\$ 3,765	\$ 819
Mulch	\$ 10,740	\$ 9,200	\$ 9,200	\$ -
Irrigation Maintenance	\$ 4,500	\$ 4,125	\$ 233	\$ 3,893
Lake Maintenance	\$ 14,000	\$ 12,833	\$ 12,558	\$ 275
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 8,250	\$ 4,794	\$ 3,456
Water Utility Services - Entrance Feature	\$ 4,000	\$ 3,667	\$ 3,098	\$ 569
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 2,750	\$ 3,911	\$ (1,161)
Miscellaneous Tools & Equipment	\$ 1,000	\$ 917	\$ -	\$ 917
Traffic Enforcement	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Total Operations:	\$ 338,045	\$ 309,230	\$ 286,870	\$ 22,360

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
<u>Clubhouse:</u>				
Activities	\$ 20,000	\$ 18,333	\$ 2,985	\$ 15,348
License/Fees	\$ 1,200	\$ 1,100	\$ 1,737	\$ (637)
General Supplies	\$ 10,000	\$ 9,167	\$ 2,780	\$ 6,387
Maintenance	\$ 14,000	\$ 14,000	\$ 23,973	\$ (9,973)
Office Supplies	\$ 3,500	\$ 3,208	\$ 906	\$ 2,302
Public Communication	\$ 1,500	\$ 1,375	\$ 497	\$ 878
Pest Control	\$ 600	\$ 550	\$ 150	\$ 400
Security	\$ 1,500	\$ 1,375	\$ 1,047	\$ 328
Security Patrol	\$ 30,274	\$ 27,751	\$ 13,158	\$ 14,593
AED	\$ 500	\$ 458	\$ -	\$ 458
Telephone & Internet Services	\$ 5,500	\$ 5,042	\$ 5,169	\$ (127)
Janitorial Supplies	\$ 3,250	\$ 2,979	\$ 1,097	\$ 1,882
Electric Utility Services - Clubhouse	\$ 14,000	\$ 12,833	\$ 11,333	\$ 1,501
Gas Utility	\$ 250	\$ 229	\$ 329	\$ (100)
Garbage Collection	\$ 2,100	\$ 1,925	\$ 1,684	\$ 241
Water Utility Services - Clubhouse	\$ 4,400	\$ 4,033	\$ 2,376	\$ 1,657
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 14,667	\$ 9,734	\$ 4,932
Pool Cleaning	\$ 9,720	\$ 8,910	\$ 7,050	\$ 1,860
Pool Maintenance - Other	\$ 10,000	\$ 9,167	\$ 9,682	\$ (515)
Tennis Courts - Maintenance	\$ 5,000	\$ 4,583	\$ 9,286	\$ (4,703)
Tennis Courts - Programs	\$ 3,500	\$ 3,208	\$ -	\$ 3,208
Water Utility Services - Pool	\$ 6,000	\$ 3,000	\$ 4,576	\$ (1,576)
Total Clubhouse:	\$ 162,794	\$ 147,894	\$ 109,548	\$ 38,346
Total Expenditures	\$ 621,601	\$ 569,853	\$ 504,888	\$ 64,966
<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)		\$ 66,474	
Fund Balance - Beginning	\$ 28,257		\$ 176,672	
Fund Balance - Ending	\$ 0		\$ 243,146	

Lakeside Plantation
Community Development District
Debt Service Series 1999

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues:				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 175,905	\$ -
Assessments - Direct	\$ 8,842	\$ 8,842	\$ 25,968	\$ 17,126
Assessments - Prepayments	\$ -	\$ -	\$ 2,757	\$ 2,757
Interest Income	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ 184,748	\$ 184,748	\$ 204,639	\$ 19,892
Expenditures:				
General & Administrative:				
Interest- 11/1	48,303	\$ 48,303	\$ 48,303	\$ -
Principal- 5/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest- 5/1	\$ 48,303	\$ 48,303	\$ 48,303	\$ -
Special Call 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 181,605	\$ 181,605	\$ 186,605	\$ (5,000)
Excess Revenues (Expenditures)	\$ 3,143		\$ 18,034	
Fund Balance - Beginning	\$ 65,611		\$ 124,857	
Fund Balance - Ending	\$ 68,754		\$ 142,891	

Lakeside Plantation
Comm unit Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues:				
Interest Earnings	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 210	\$ 210
Expenditures:				
General & Administrative:				
Clubhouse Exterior Building Elements	\$ 52,983	\$ 48,568	\$ -	\$ 48,568
Property Site Elements	\$ 29,453	\$ 26,999	\$ 41,700	\$ (14,702)
Clubhouse Renewal/Replacements	\$ -	\$ -	\$ 46,639	\$ (46,639)
Total Expenditures	\$ 82,436	\$ 75,566	\$ 88,340	\$ (12,773)
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		\$ 41,870	
Fund Balance - Beginning	\$ 438,337		\$ 376,306	
Fund Balance - Ending	\$ 485,901		\$ 418,176	

Lakeside Plantation

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Tennis Club	\$ 1,381	\$ -	\$ 1,315	\$ 3,133	\$ 2,338	\$ -	\$ 1,258	\$ 1,198	\$ 470	\$ 1,006	\$ 1,056	\$ -	\$ 13,155
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 730	\$ -	\$ -	\$ -	\$ -	\$ 1,080
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106	\$ -	\$ -	\$ -	\$ 106
Interest Earnings	\$ 1	\$ 1	\$ 4	\$ 5	\$ 3	\$ 2	\$ 2	\$ 3	\$ 2	\$ 2	\$ 2	\$ -	\$ 26
Operation & Maintenance Assessments	\$ -	\$ 363,928	\$ 199,671	\$ 21,187	\$ 11,852	\$ 10,269	\$ 15,993	\$ 9,131	\$ 30,354	\$ 4	\$ 24,405	\$ -	\$ 686,794
Total Revenues	\$ 1,382	\$ 363,929	\$ 200,990	\$ 24,525	\$ 14,192	\$ 10,271	\$ 17,684	\$ 11,062	\$ 30,931	\$ 1,012	\$ 25,463	\$ -	\$ 701,361
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 2,000	\$ 200	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ 8,800
District Manager	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,188	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ -	\$ 35,059
District Council	\$ 1,316	\$ 879	\$ 1,577	\$ 2,096	\$ 2,963	\$ 1,152	\$ 2,238	\$ 2,645	\$ 3,490	\$ -	\$ -	\$ -	\$ 18,354
District Engineer	\$ -	\$ 813	\$ -	\$ 2,298	\$ 393	\$ 751	\$ 125	\$ 656	\$ 1,628	\$ 1,624	\$ 1,654	\$ -	\$ 9,940
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 183	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 1,017
Trustee Fees	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,771	\$ -	\$ -	\$ -	\$ 7,951
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,185	\$ -	\$ -	\$ -	\$ 3,185
Postage, Phone, Faxes, Copies	\$ 67	\$ 181	\$ 77	\$ 211	\$ 119	\$ 57	\$ 11	\$ 40	\$ 54	\$ 19	\$ 109	\$ -	\$ 945
General Liability Insurance	\$ 6,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ 199	\$ 183	\$ 184	\$ 187	\$ 187	\$ -	\$ -	\$ -	\$ -	\$ 2,416	\$ -	\$ -	\$ 3,357
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111	\$ -	\$ -	\$ -	\$ 286
Other Current Charges	\$ 1	\$ 101	\$ 0	\$ 1,093	\$ 233	\$ 25	\$ 164	\$ 0	\$ 2	\$ 1,025	\$ 70	\$ -	\$ 2,715
Property Insurance	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,863
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 917
Total General & Administrative:	\$ 25,236	\$ 5,511	\$ 7,193	\$ 9,438	\$ 8,250	\$ 6,140	\$ 6,991	\$ 7,696	\$ 17,593	\$ 8,438	\$ 5,987	\$ -	\$ 108,470
Operations:													
Personnel Services (Management Contract)	\$ 14,995	\$ 14,995	\$ 12,394	\$ 14,995	\$ 14,995	\$ 14,995	\$ 14,995	\$ 14,995	\$ 15,420	\$ 14,995	\$ 14,995	\$ -	\$ 162,774
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,560	\$ -	\$ -	\$ -	\$ 1,560
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745	\$ -	\$ -	\$ -	\$ 745
Landscape Maintenance - Contract	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ 7,655	\$ -	\$ 84,205
Landscape Maintenance - Other	\$ -	\$ -	\$ 795	\$ -	\$ 1,342	\$ 1,375	\$ 173	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 3,765
Mulch	\$ -	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Irrigation Maintenance	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Lake Maintenance	\$ 966	\$ 1,932	\$ 966	\$ 966	\$ 966	\$ 966	\$ 1,932	\$ 966	\$ 966	\$ 966	\$ 966	\$ -	\$ 12,558
Electric Utility Services - Entrance Feature	\$ 574	\$ 561	\$ 599	\$ 571	\$ 603	\$ 351	\$ -	\$ 357	\$ 281	\$ 484	\$ 415	\$ -	\$ 4,794
Water Utility Services - Entrance Feature	\$ 24	\$ 25	\$ 29	\$ 33	\$ 44	\$ 73	\$ 20	\$ 29	\$ 29	\$ 2,792	\$ -	\$ -	\$ 3,098
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ 416	\$ 450	\$ 1,695	\$ 1,048	\$ 148	\$ -	\$ -	\$ 3,911
Miscellaneous Tools & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations:	\$ 24,446	\$ 34,368	\$ 22,628	\$ 24,403	\$ 25,685	\$ 25,831	\$ 25,225	\$ 25,787	\$ 27,704	\$ 27,041	\$ 24,831	\$ -	\$ 286,870

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	\$ 973	\$ 44	\$ -	\$ -	\$ -	\$ 2,985
License /Fees	\$ -	\$ -	\$ -	\$ -	\$ 847	\$ -	\$ -	\$ -	\$ 890	\$ -	\$ -	\$ -	\$ 1,737
General Supplies	\$ 554	\$ 157	\$ 1,074	\$ 471	\$ 462	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,780
Maintenance	\$ 2,396	\$ 713	\$ 138	\$ 1,280	\$ 1,890	\$ 1,246	\$ 5,760	\$ 4,900	\$ 1,700	\$ 2,671	\$ 1,279	\$ -	\$ 23,973
Office Supplies	\$ 150	\$ 13	\$ -	\$ 439	\$ 233	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 906
Public Communication	\$ 77	\$ 108	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ 497
Pest Control	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Security	\$ -	\$ 147	\$ 344	\$ 115	\$ 147	\$ -	\$ -	\$ 147	\$ -	\$ -	\$ 147	\$ -	\$ 1,047
Security Patrol	\$ 1,680	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ 278	\$ 9,520	\$ -	\$ -	\$ -	\$ -	\$ 13,158
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 472	\$ 548	\$ 435	\$ 438	\$ 560	\$ 448	\$ 449	\$ 565	\$ 1,139	\$ 116	\$ -	\$ -	\$ 5,169
Janitorial Supplies	\$ 90	\$ 57	\$ 260	\$ 195	\$ 115	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,097
Electric Utility Services - Clubhouse	\$ 858	\$ 783	\$ 865	\$ 815	\$ 925	\$ 2,124	\$ 867	\$ 933	\$ 926	\$ 1,098	\$ 1,138	\$ -	\$ 11,333
Gas Utility	\$ 12	\$ 12	\$ 12	\$ 12	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16	\$ 185	\$ 16	\$ -	\$ 329
Garbage Collection	\$ 168	\$ 330	\$ -	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ -	\$ 175	\$ -	\$ 1,684
Water Utility Services - Clubhouse	\$ 140	\$ 663	\$ 144	\$ 144	\$ 244	\$ 155	\$ 166	\$ 166	\$ 177	\$ 231	\$ 144	\$ -	\$ 2,376
Electric Utility Services - Tennis Courts/Pool	\$ 598	\$ 663	\$ 865	\$ 861	\$ 1,198	\$ 1,061	\$ 1,245	\$ 893	\$ 944	\$ 730	\$ 675	\$ -	\$ 9,734
Pool Cleaning	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 1,100	\$ 850	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ 7,050
Pool Maintenance - Other	\$ 1,967	\$ -	\$ 227	\$ 2,490	\$ 850	\$ 321	\$ 250	\$ 129	\$ 1,532	\$ 1,915	\$ -	\$ -	\$ 9,682
Tennis Courts - Maintenance	\$ 301	\$ 58	\$ 1,293	\$ 738	\$ 561	\$ 2,915	\$ 1,695	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$ 9,286
Tennis Courts - Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Pool	\$ 484	\$ 327	\$ 372	\$ 436	\$ 309	\$ 564	\$ 491	\$ 473	\$ 552	\$ 250	\$ 319	\$ -	\$ 4,576
Total Clubhouse:	\$ 10,979	\$ 7,653	\$ 6,956	\$ 9,873	\$ 9,768	\$ 10,929	\$ 12,671	\$ 20,690	\$ 8,090	\$ 7,196	\$ 4,743	\$ -	\$ 109,548
Total Expenditures	\$ 60,641	\$ 47,532	\$ 36,576	\$ 43,714	\$ 43,623	\$ 42,899	\$ 44,887	\$ 54,173	\$ 51,387	\$ 42,475	\$ 34,761	\$ -	\$ 504,888
Transfer Out - Capital Reserve Fund (CY)	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Other Financing Sources (Use)	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Excess Revenues (Expenditures)	\$ (59,279)	\$ 316,397	\$ 164,414	\$ (19,189)	\$ (159,431)	\$ (32,629)	\$ (27,283)	\$ (43,111)	\$ (22,456)	\$ (41,663)	\$ (9,298)	\$ -	\$ 66,474

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	\$	76,559
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)
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)
CURRENT BONDS OUTSTANDING	\$	1,300,000.00

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts
Fiscal Year 2021

TOTAL ASSESSMENT LEVY							ASSESSED THROUGH COUNTY		
							79.64%	20.36%	100.00%
							O&M Portion	1999 DSF Portion	Total
Gross Assessment	\$	726,648.19	\$	185,732.67	\$	912,380.86			
Net Assessment	\$	683,049.30	\$	174,588.71	\$	857,638.01			
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
05/28/21	P/E 4/30/21	\$11,465.48	\$0.00	\$0.00	\$0.00	\$11,465.48	\$9,131.46	\$2,334.02	\$11,465.48
07/01/21	P/E 6/3/21	\$38,692.62	\$580.39	\$0.00	\$0.00	\$38,112.23	\$30,353.75	\$7,758.48	\$38,112.23
07/30/21	Interest	\$0.00	\$0.00	\$0.00	\$5.41	\$5.41	\$4.31	\$1.10	\$5.41
09/02/21	P/E 7/31/21	\$4,206.58	\$0.00	\$0.00	\$0.00	\$4,206.58	\$3,350.25	\$856.33	\$4,206.58
TOTAL		\$848,367.34	\$12,490.44	\$0.00	\$26.90	\$835,903.80	\$665,739.51	\$170,164.29	\$835,903.80

97%	Net Percent Collected
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IMAGINE SCHOOL AT NORTH POINT INC						Net Assessments		\$8,842.04
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

September 2021

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	12/16/20	Erosion Behind Tennis Courts	DE		In Process	DE to provide direction to amenity management staff on minor corrections and maintenance.
2	12/16/20	Water Ponding Near Swale N of Magnolia	DE		In Process	BOS approved proposal 08.18.2021. Work completed and scheduled for DE inspection 09.15.2021.
3	3/17/21	Tennis Fees and Policies	DC/DM		In Process	Rule Hearing continues 09.15.2021.
4	5/19/21	Determine Feasibility of Dog Park with Parking on Scarlett	DM/DE		In Process	DE to determine develop scope and cost estimates.
5	5/19/21	Determine Feasibility of Fountains and/or Aerators on certain ponds	DE		In Process	BOS to consider proposals 09.15.2021 including electrical installation and maintenance costs.
6	6/16/21	Provide proposal for Access Control System and Security Cameras	AM		In Process	AM has met with several vendors. A closed session will be on the agenda 09.15.2021.

SECTION C

Lakeside Plantation CDD

Amenity Center Management Report 9/15/2021 CDD Meeting

1. Amenity Clubhouse Update:

- a. New emails for the clubhouse; clubhouse@lakesideplantationcdd.com and manager@lakesideplantationcdd.com . The prior email address lakesideplantation@verizon.net, we no longer use and the new emails match our host/website address of www.lakesideplantationcdd.com .
- b. The elliptical machine belt has been repaired.
- c. The Tennis awnings will be going up as soon as Hurricane season passed but they have been delivered.
- d. New maintenance staff member has been hired, Jakkob Robinson.
- e. The fountains and pergola area have been power washed.
- f. Chlorinator pump replaced for the pool, the last time this part was replaced was in 2018.
- g. Vesta Property Services gave a credit to the LSPCDD in the amount of \$3,693.11 for worker absence.

2. Project Updates:

- a. The exit fountain is scheduled to be up and running with its new motor on 9/9/21.
- b. Sidewalks – Bradley Concrete is anticipating to have all repairs and replacements done by the second week of September. A total of 36 grinds and replacements sidewalk sections.
- c. Ceiling corridor project has started on 9/7/2021 and is anticipated to be completed within two weeks.
- d. New outdoor speakers will be installed while the ceiling is being repaired. The current speakers do not all work.
- e. A/C in the gym was not working, Innotech was here and cleared the lines. A/C is now holding the temperature.
- f. Cameras and access cards quotes are submitted.
- g. Tree branches trimmed along plantation Blvd was completed by the sidewalks.
- h. Working with Brent the DE for the drain issues at the Pool Box area.
- i. The ponds were treated for algae on August 18th, when it dies the weeds and algae will fall to the bottom of the ponds. This is a normal cycle.
- j. Pool pole lights, still working on another vendor for a quote.
- k. Pool Box drainage area, still waiting on a vendor to provide a quote and resolution.

3. Special Events:

- a. Wine and Cheese will be held Tuesday September 21st.
- b. Halloween Trick or treating do we hire the City of North Port Police.
- c. Halloween Party anticipated for the 3rd weekend of October.

SECTION XII

SECTION A

*This item is confidential pursuant to Section
119.071(3) and Section 281.301, Florida Statutes*

SECTION B

This item is confidential pursuant to Section 119.071(3) and Section 281.301, Florida Statutes

SECTION C

This item is confidential pursuant to Section 119.071(3) and Section 281.301, Florida Statutes