



Rizzetta & Company

# **Lakeside Community Development District**

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## **Board of Supervisors' Regular Meeting November 1, 2023**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.lakesidecdd.org](http://www.lakesidecdd.org)**

## **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Jack Koch Linda Ramlot Ron Hale Christina Brooks Gordon Dexter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b> <b>District Counsel</b>	Mike Eckert Kate John	Kutak Rock LLC Kutak Rock LLC
<b>District Engineer</b>	David Fleeman	Florida Design Consultants, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001**  
**Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[www.lakesidecdd.com](http://www.lakesidecdd.com)

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October 25, 2023

**Board of Supervisors  
Lakeside Community  
Development District**

Dear Board Members:

The regular meetings of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, November 1, 2023, at 6:00 p.m.** at the **Lakeside Amenity Center, located at 13729 Lakemont Drive Hudson, FL 34669.** The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Engineer**
  - B. Solitude**
    1. Presentation of Waterway Inspection Report  
**(Under Separate Cover)**
  - C. Landscape Inspection Specialist**
    1. Presentation of Landscape Inspection Report.....Tab 1
  - D. Pine Lake**
    1. Presentation of Landscapers Report **(Under Separate Cover)**
    2. Presentation of Irrigation Report .....Tab 2
    3. Presentation of Pine Lake Maintenance Schedule.....Tab 3
    4. Review of Pine Lake 5-Year Plan **(Under Separate Cover)**
    5. Consideration of Pine Lake Proposals.....Tab 4
  - E. District Counsel**
  - F. District Manager**
    1. Presentation of District Managers' Report.....Tab 5
    2. Presentation of Monthly Towing Count
    3. Presentation of 3<sup>rd</sup> Quarter Website Audit.....Tab 6
- 4. BUSINESS ITEMS**
  - A. Consideration of Pressure Washing Proposals  
(Under Separate Cover)**
  - B. Consideration of District Counsel Proposals.....Tab 7**
  - C. Consideration of Mail Kiosk Maintenance Proposal.....Tab 8**
  - D. Consideration of Resolution 2024-01; Declaring Public Policy to  
Maintain Pond Banks (Previously Tabled) .....Tab 9**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor  
Regular Meeting held on October 4, 2023.....Tab 10**
  - B. Consideration of Operation & Maintenance  
Expenditures for September 2023.....Tab 11**

**6. SUPERVISOR REQUESTS**

**7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at [dadams@rizzetta.com](mailto:dadams@rizzetta.com).

Sincerely,

*Darryl Adams*

Darryl Adams  
District Manager

## **Tab 1**

# LAKE SIDE

## Landscape Inspection Report



October 23, 2023  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary, Hudson Avenue Lakemont Eastward

## General Updates, Recent & Upcoming Maintenance Events.

- ❖ Provide the district with an irrigation update for the community.. Where are we at with the system! What needs to still be done!

The following are action items for Pine Lake Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. At the front entry beds provide a proposal to replace the few Parsoni Juniper that have not succeeded. Make sure that this is 3 gallon material.(Pic 1)



2. Continue to monitor all the new plant material at this main entrance ensuring that is receiving adequate water.
3. It doesn't seem that we have had much success with turf weed treatments on Lakemont Blvd. We need to have this area treated.
4. Make sure the irrigation is working on the outbound side of Lakemont blvd before you get to the entrance to the community. This area with lack of rain is getting very dry. (Pic 4)
5. Check the irrigation in the center island as you enter the community on Lakemont drive to make sure we are getting proper irrigation coverage.
6. Provide the district an update in a report on the status of the irrigation throughout the community. What is running what is not running and what is being worked on for example.
7. **Behind address 13652 we have a very large live oak that has limbs almost touching the ground. This tree is very close to being a grand oak and special pruning by an arborist will be needed. This was a call from a resident. Does the board want me to get pricing to have this done?(Pic 7)**



# Crest Lake Drive, Sea Bridge Drive

7



8. Lift the drake elms in the center island across from the clubhouse on Lakemont Drive. Some of these are low enough to hit vehicles.
9. Eradicate the grassy weeds in the Jasmine Minima beds next to the home at 13738 Lakemont Drive.
10. Perform a rejuvenation prune on the knockout roses at the monument on Lakemont Drive across from the clubhouse.(Pic 10)

10



11. In the same area above remove the grass weeds growing in the Liriope stands.
12. Perform a rejuvenation prune on the knockout roses on the outbound side of Higgns Lanes.
13. Continue to remove the grassy weeds in the

indian Hawthorne on Crest Lake Drive.

14. Is the irrigation working in common areas on crest lake drive during my inspection this area is looking very dry.(Pic 14)



15. Lift the oak trees to 10 feet on Lakemont Drive next to the sump between the home below.(Pic 15)



16. Treat the bed weeds at the lift station on Lakemont drive across from crest lake drive.
17. Throughout the opopka street entrance I am not seeing, and turf weeds being treated. This needs to be started.
18. Make sure mow crews are mowing all the way to the road on Hudson avenue. During my inspection you could see a gap.



## **Tab 2**

33558



# Pine Lake Services

## Monthly Irrigation Report

Job Number: #1

JOB NAME: Castle side

EST#:

Technician: Lynn

Clock: Ruin Biol LX Basic

Date: 10-2-2023

Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace Nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC:	\$	
	MISC:	\$	

Zone:	Spray, Rotor, Drip	Run time	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other	Comments
1	R	20	A						
2	S	20	A						
3	R	20	A						
4	S	20	A						
5	S	20	A						
6	R	30	A						
7	S	20	A						
8	R	20	A		5-R				
9	S	20	A						
10	Drip	20	A						
11	R	30	A						
12	M/D	20	A						
13	R	30	A						
14	R	30	A						
15	R	30	A						
16	O/S	20	A				X		Bad Valve 2"
17	R	20	A						
18	S	20	A						
19		20	A						
20	S	20	A		5-S				
21	R	30	A						
22		00	A						
23			B				X		
24			B				X		

Start Times:

Run Days:

A:	12:AM
B:	1:5:AM
C:	
D:	

M	T	W	R	F	S	S
M	T	W	R	F	S	S
M	T	W	R	F	S	S
M	T	W	R	F	S	S

Total: \$

Customer Approval: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Comments:

1. \* Valve was off
2. \_\_\_\_\_
3. 2 1/2 Minutes leaking - 2 4-hours
4. \_\_\_\_\_



# Pine Lake Services

## Monthly Irrigation Report

JOB NAME: Lake side  
Technician: Lyne  
Date: 10-2-2023

Job Number: #1  
EST#:   
Clock: Pinball LX Basic  
Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace Nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC:	\$	
	MISC:	\$	

Zone:	Spray, Rotor, Drip	Run time	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other	Comments
25		20	B				X		
26	Drip	20	B				X		
27		20	B				X		
28		20	B				X		
29		20	B				X		
30		20	B				X		
31	Drip	20	B				X		
32		30	B				X		
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Start Times:

Run Days:

A: 12:00 AM  
B: 12:00 AM  
C:   
D:

(M) (T) (W) (R) (F) (S) (S)  
(M) (T) (W) (R) (F) (S) (S)  
(M) (T) (W) (R) (F) (S) (S)  
(M) (T) (W) (R) (F) (S) (S)

Total: \$

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Additional Comments:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



**Pine Lake Services**  
Monthly Irrigation Report

JOB NAME: Lake Side  
Technician: Mike Miller  
Date: \_\_\_\_\_

Job Number: #2  
EST#: \_\_\_\_\_  
Clock: Printer FCC2  
Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace Nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC	\$	
	MISC	\$	

Zone:	Spray, Rotor, Drip	Run time:	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other	Comments
1	S	20	A						
2	R	20	A						
3	R	20	A						
4	R	20	A						
5	S	20	A						
6	S	20	A						
7	S	20	A						
8	R	20	A						
9	R	20	A						
10	S	20	A						
11	S	20	A						
12	S	20	A						
13	R	20	A						
14	Drip	20	A						
15	Drip	20	A						
16	Drip/M	25	B						
17			B						
18	Drip/M	25	B						
19			B						
20			B						
21			B						Bad Solenoid
22	Bubb	10	B						
23	Bubb	10	B						
24			B						

Start Times:

Run Days:

A: 12:00 AM  
B: 12:00 AM  
C:  
D:

M T W R F S S  
M T W R F S S  
M T W R F S S  
M T W R F S S

Total: \$

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Additional Comments:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Page # 1 of 2



# Pine Lake Services

## Monthly Irrigation Report

JOB NAME: Lakeside  
Technician: Cyril White  
Date: \_\_\_\_\_

Job Number: #12  
EST#: \_\_\_\_\_  
Clock: Hourly  
Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace Nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC:	\$	
	MISC:	\$	

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other	Comments
25	Drip	20	A	V-N					
26	Drip	20	B						
27							X		
28							X		
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Start Times:

Run Days:

A:
B:
C:
D:

M	T	W	R	F	S	S
M	T	W	R	F	S	S
M	T	W	R	F	S	S
M	T	W	R	F	S	S

Total: \$

Additional Comments:

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



# Pine Lake Services

## Monthly Irrigation Report

Job Number: #3  
 EST#:           
 Clock: Hour 202  
 Check Rain Sensor: Yes/No

JOB NAME: lyn chell  
 Technician: lyn chell  
 Date:         

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace Nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1 5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC	\$	
	MISC	\$	

Zone:	Spray, Rotor, Drip	Run time	Program	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other	Comments
1	S	20	A						
2	R	20	A				X		
3	R	20	A				X		
4	S	20	A				X		
5	S	30	A	5					Now working
6	R	45	A		7-R				Now working
7	Drip	30	A						
8	S	30	A						
9	R	45	A						
10	S	30	A						
11	R	45	A						2 1/2 Main line leaks
12	R	45	A						
13	Drip	60	B				X		
14	S	30	A						
15	S	15/15	AD						
16	S	30	B						
17	Drip	60	C						
18	S	30	B						
19	Drip	40	B						
20									
21									
22									
23									
24									

Start Times:

Run Days:

A: 12:00 AM  
 B: 4:00 AM  
 C: 10:00 AM  
 D:         

M T W R F S S  
 M T W R F S S  
 M T W R F S S  
 M T W R F S S

Total: \$

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Additional Comments:

- Zone #11 2 1/2 Main line leaks - 4 hours
- 
- 
- 

Page # \_\_\_\_ of \_\_\_\_

## **Tab 3**

[illegible]

## Tab 4



## Proposal #2845

### Enhancement Proposal

**Date** 10/3/2023

**Customer** Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

**Property** Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Carlos Miranda would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [cmiranda@pinelakenurseryinc.com](mailto:cmiranda@pinelakenurseryinc.com) or +1 (813) 808-1614.

#### Remove 5 Birch trees

##### Remove 5 Birch trees

Items	Quantity	Unit	Price
Removal	2,500.00	Dollars	\$3,125.00
Remove 5 Birch trees:			\$3,125.00
PROJECT TOTAL:			\$3,125.00

#### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

**Ex**

# C l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

#### **Escalation Clause**

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the

Client caused by damage to the utilities

- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total

completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By \_\_\_\_\_  
**Carlos Miranda**  
Date 10/3/2023  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Lakeside CDD**  
Date \_\_\_\_\_



## Proposal #2871

### Irrigation Inspection Repairs 9-23

**Date** 10/10/2023  
**Customer** Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669  
**Property** Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakenurseryinc.com](mailto:projects@pinelakenurseryinc.com) or (813) 948-4736.

Repairs found after the initial inspection and repairs completed from that initial inspection. During the repairs from the initial inspection there were many zones found that were not connected to the clocks. These zones were being operated by battery clocks attached at the valve, and some of the battery clocks were not operational. Some of these zones were also shut off at the valve by the manual flow control. We are working to get these zones operating from the clocks and functioning properly. Once these zones are operational there may be additional repairs needed.

### Repairs found after Initial Inspection Repairs

#### Irrigation Enhancement

Items	Quantity	Unit	Price
Clock 1	1.00	ea	\$0.00
Zone 8 - Replace Rotor Head	6.00	ea	\$424.56
Zone 16 - Replace 2" Valve	1.00	ea	\$851.05
Zone 20 - Replace 6" Spray Head	5.00	ea	\$173.60
Zone 23 - Valve not Operating.	1.00	ea	\$0.00
Zone 24 - Valve Not Operating.	1.00	ea	\$0.00
Zone 25 - Valve not Operating.	1.00	ea	\$0.00
Zone 27 - Valve not Operating	1.00	ea	\$0.00
Zone 28 - Valve not Operating	1.00	ea	\$0.00
Zone 29 - Valve not Operating	1.00	ea	\$0.00
Zone 30 - Valve not Operating	1.00	ea	\$0.00
Zone 32 - Valve not Operating	1.00	ea	\$0.00
Mainline - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	ea	\$158.63
Clock 2	1.00	ea	\$0.00
Zone 17 - Valve not Operating	1.00	ea	\$0.00
Zone 19 - Valve not Operating	1.00	ea	\$0.00
Zone 20 - Valve not Operating	1.00	ea	\$0.00

Irrigation Inspection - Replace Solenoid	1.00	ea	\$156.74
Zone 24 - Valve Not Operating.	1.00	ea	\$0.00
Zone 27 - Valve not Operating	1.00	ea	\$0.00
Zone 28 - Valve not Operating	1.00	ea	\$0.00
Clock 3	1.00	ea	\$0.00
Zone 2 - Valve not Operating	1.00	ea	\$0.00
Zone 3 - Valve not Operating	1.00	ea	\$0.00
Zone 4 - Valve not Operating	1.00	ea	\$0.00
Zone 5 - Replace Spray Nozzle	5.00	ea	\$50.31
Zone 6 - Replace Rotor Head	7.00	ea	\$495.34
Zone 13 - Valve not Operating	1.00	ea	\$0.00
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	ea	\$158.63
<b>Irrigation Enhancement:</b>			<b>\$2,468.86</b>
<b>PROJECT TOTAL:</b>			<b>\$2,468.86</b>

## Terms & Conditions

# Terms & Conditions

## Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

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- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
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- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth

zone(s)

### **Procedure for Extra Work, Changes and Escalation**

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## **Warranty and Tolerances**

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- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
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Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
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## **Mate**

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- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
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- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By   
Terry McLane  
Date 10/10/2023  
Pine Lake Services, LLC

By \_\_\_\_\_  
Lakeside CDD  
Date \_\_\_\_\_



## Proposal #2760

### Lakeside CDD Bed Remove Dead Awabuki throughout Property9.23

**Date** 10/3/2023  
**Customer** Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669  
**Property** Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Carlos Miranda would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at cmiranda@pinelakenurseryinc.com or +1 (813) 808-1614.

Clean up various beds in the community.

### Remove Dead Awabuki

#### Demo and Prep

Items	Quantity	Unit	Price
Labor Enhancement	40.00	Hr	
Dumping Charge	1.00	ea	

**Demo and Prep:** \$3,559.61

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**PROJECT TOTAL:** \$3,559.61

### Terms & Conditions

# Terms & Conditions

## Payment Terms

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If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

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Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

### **Backflow Connection**

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

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Existing tree preservation, barricading, pruning, root pruning, or inventory

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Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

### **Procedure for Extra Work, Changes and Escalation**

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Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor. Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters. Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor.

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Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system.

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Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By \_\_\_\_\_  
Carlos Miranda  
Date 10/3/2023  
Pine Lake Services, LLC

By \_\_\_\_\_  
Lakeside CDD  
Date \_\_\_\_\_



## Proposal #2860

### Enhancement Proposal

**Date** 10/3/2023  
**Customer** Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669  
**Property** Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Carlos Miranda would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [cmiranda@pinelakenurseryinc.com](mailto:cmiranda@pinelakenurseryinc.com) or +1 (813) 808-1614.

### Installation

#### Demo and Prep

Items	Quantity	Unit	Price
Labor Enhancement	4.00	Hr	\$280.00
Mammey Croton 3g	20.00	ea	\$310.00
Demo and Prep:			\$590.00
PROJECT TOTAL:			\$590.00

### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

# Ex c l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation

installation project that:

- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

#### **Escalation Clause**

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only

liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in

material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By \_\_\_\_\_  
**Carlos Miranda**

Date 10/3/2023  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Lakeside CDD**

Date \_\_\_\_\_  
\_\_\_\_\_

## Tab 5



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 6, 2023, at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 3-Christina Brooks); Term 11/20-11/24 (Seat 4-Gordon Dexter)

## District Manager's Report

November 1

# 2023

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#### FINANCIAL SUMMARY

9/30/2023

General Fund Cash &  
Investment Balance:

\$128,323

Reserve Fund Cash &  
Investment Balance:

\$474,461

Debt Service Fund  
Investment Balance:

\$719,575

**Total Cash and Investment  
Balances:**

**\$1,322,359**

**General Fund Expense  
Variance: \$74,507**

**Over  
Budget**

## **Tab 6**



# Quarterly Compliance Audit Report

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## Lakeside

**Date:** October 2023 - 3rd Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

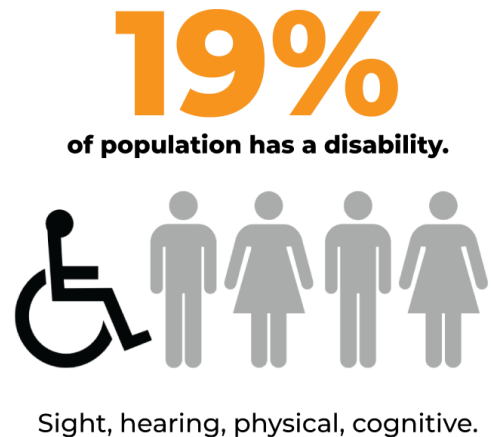
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

## **Tab 7**



**PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*  
Andrew H. Cohen  
Kelly M. Fernandez\*  
Maggie D. Mooney\*  
R. David Jackson\*  
Regina A. Kardash\*  
Lori M. Dorman<sup>∞</sup>  
Daniel P. Lewis

\* Board Certified City, County and Local Government Law

\*\* Of Counsel

<sup>∞</sup> Also licensed in Colorado

Telephone (941) 306-4730  
Facsimile (941) 306-4832  
Email: [acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)

Reply to: Lakewood Ranch

October 19, 2023

**VIA REGULAR U.S. MAIL AND E-MAIL [darryla@rizzetta.com](mailto:darryla@rizzetta.com)**

Mr. Darryl Adams  
Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

RE: Lakeside Community Development District  
Proposal for District Counsel Services

Dear Darryl:

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Counsel services for Lakeside Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., currently has two (2) offices, one in Venice and one in Lakewood Ranch. The firm was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-six (26) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients. In fact, most of our firm's attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7)

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Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285

attorneys working full-time for our firm while Mr. Persson is semi-retired but maintains an "Of Counsel" affiliation with the firm.

Our firm currently represents multiple special districts across southwest Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty (20) community development districts and approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. Further, David Jackson is Board Certified by the Florida Bar in City, County and Local Government Law, and serves as primary counsel for six (6) community development districts, as well as an Assistant City Attorney for the City of Venice and an Assistant Town Attorney for the Town of Longboat Key.

If provided the opportunity to represent the District, Mr. Jackson and I would serve as District Counsel. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Lakeside Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, consulting, and attendance at meetings would be \$295.00 per hour for attorney time (applicable to all attorneys in our firm). We will not bill the District for travel time for attendance at regular meetings and we do not bill clients for incidental costs. Bond-related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and David Jackson. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Lakeside Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,



Andrew H. Cohen

AHC:mk  
Encls.



**PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

**ANDREW H. COHEN**

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: [acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)

Practice areas include: Governmental Law, Special Districts  
and Community Association collections

**Education:**

University of Florida College of Law  
Gainesville, Florida  
Juris Doctorate, 1996

New College (Honors College  
for the State University System)  
Sarasota, Florida  
B.A. Political Science, 1993

**Qualifications:**

- Over 27 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

**Affiliations:**

- Florida Bar Association; Sarasota County Bar Association
- Former Trustee of the Hershorin Schiff Community Day School Board of Trustees

**Awards:**

Evan J. Yegelwel Book Award in Environmental Law, Spring 1996



**PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

**R. DAVID JACKSON**

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 244-5351

E-Mail: [djackson@flgovlaw.com](mailto:djackson@flgovlaw.com)

Practice areas include: Governmental Law, Special Districts  
and Environmental Law

Education:

Stetson University College of Law  
Gulfport, Florida  
Juris Doctorate, 1999

University of Florida  
Gainesville, Florida  
B.S. Civil Engineering, 1994

Qualifications:

- Board Certified in City, County and Local Government Law
- Over 24 years of legal practice
- Representation of public and private clients on a variety of issues including, but not limited to, civil and administrative proceedings
- Lecturer on Florida's Public Records and Sunshine Laws
- Formerly served as Assistant General Counsel to the Southwest Florida Water Management District

Affiliations:

Florida Bar Association  
City, County and Local Government Law Section  
United States Patent and Trademark Office  
registered Attorney  
Leadership Manatee Class of 2008  
Chair - Leadership Manatee Board of Governors, 2008-  
present

### Community Development District List

Aqua One Community Development District  
Bradenton, Florida

Blackburn Creek Community Development District  
Sarasota, Florida

Bobcat Trail Community Development District  
North Port, Florida

Covington Park Community Development District  
Apollo Beach, Florida

Cross Creek Community Development District  
Bradenton, Florida

Cypress Creek of Hillsborough County Community  
Development District  
Wimauma, Florida

Eastlake Oaks Community Development District  
Oldsmar, Florida

Easton Park Community Development District  
Tampa, Florida

Greyhawk Landing Community Development Dist.  
Bradenton, Florida

Heritage Lake Park Community Development Dist.  
Port Charlotte, Florida

Heritage Harbour South Comm. Development Dist.  
Bradenton, Florida

Heritage Isles Community Development District  
Tampa, Florida

Heritage Oak Park Community Development Dist.  
Port Charlotte, Florida

Highlands Community Development District  
Hillsborough, Florida

K-Bar Ranch II Community Development District  
Tampa, Florida

Laguna Lakes Community Development District  
Ft. Myers, Florida

Lake St. Charles Community Development District  
Riverview, Florida

Lakewood Ranch Community Development Dist. 2  
Lakewood Ranch, Florida

Lakewood Ranch Community Development Dist. 4  
Lakewood Ranch, Florida

Lakewood Ranch Community Development Dist. 5  
Lakewood Ranch, Florida

Lakewood Ranch Community Development Dist. 6  
Lakewood Ranch, Florida

Legends Bay Community Development Dist.  
Bradenton, Florida

Lexington Community Development District  
Parrish, Florida

Meadow Pointe II Community Development District  
Wesley Chapel, Florida

Paseo Community Development District  
Fort Myers, Florida

Stoneybrook at Venice Community Development District  
Venice, Florida

Trailer Estates Park & Recreation District  
Bradenton, Florida

University Place Community Development Dist.  
Bradenton, Florida

Venetian Community Development District  
Venice, Florida

Waterlefe Community Development District  
Bradenton, Florida

### Fire Districts

Bonita Springs Fire Control & Rescue District  
Collier County, Florida

Cedar Hammock Fire Control District  
Manatee County, Florida

East Manatee Fire Rescue District  
Manatee County, Florida

Lealman Fire District  
Pinellas County, Florida

Manatee County Fire Chief Association  
Manatee County, Florida

North River Fire District  
Manatee County, Florida

Southern Manatee Fire District  
Manatee County, Florida

West Manatee Fire Rescue District  
Manatee County, Florida

### Other Special Districts

Holiday Park - Park and Recreation District  
Sarasota County, Florida

Longboat Key Beach Erosion Control District A (Beachside)  
Longboat Key, Florida

Longboat Key Beach Erosion Control District B (Bayside)  
Longboat Key, Florida

Trailer Estates Park & Recreation District  
Manatee County, Florida

Tri-Par Estates Park & Recreation District  
Sarasota County, Florida

Westchester Special Dependent District  
Hillsborough County, Florida

Firm Municipal Clients

City Attorney for Belleair Shore  
Pinellas County, Florida

Town Attorney for Town of Longboat Key  
Longboat Key, Florida

City Attorney for City of Venice  
Venice, Florida

City Attorney for Town of Indian Shores  
Pinellas County, Florida

City Attorney for Tarpon Springs  
Pinellas County, Florida

Special Magistrate for City of Bradenton  
Manatee County, Florida

Special Counsel for City of North Port  
Sarasota County, Florida

Special Magistrate for City of Palmetto  
Manatee County, Florida

Board Counsel for City of Punta Gorda Building Board  
Charlotte County, Florida

Manatee County Hearing Officer  
Manatee County, Florida

Board Attorney for City of Sarasota Nuisance Abatement Board  
Sarasota, Florida

Tarpon Springs

## REFERENCES

Richard Bracco, Chairman  
Venetian Community Development District  
North Venice, Florida 24275  
[rdbacco@vcdd.org](mailto:rdbacco@vcdd.org)

Kenneth Baumgarner, Chairman  
Waterlefe Community Development District  
Bradenton, Florida 34212  
[ken@waterlefecdd.com](mailto:ken@waterlefecdd.com)

Steven H. Zielinski, Executive Director  
Lakewood Ranch Community Development Districts  
Lakewood Ranch, Florida  
Phone - 941-907-0202  
[Steve.zielinski@lwrtownhall.com](mailto:Steve.zielinski@lwrtownhall.com)



KILINSKI | VAN WYK



PROPOSAL FOR DISTRICT COUNSEL SERVICES

**Lakeside**  
**Community Development District**  
**Pasco County, Florida**



## Why Kilinski | Van Wyk

On behalf of Kilinski | Van Wyk PLLC (Kilinski | Van Wyk), we appreciate the opportunity to submit this proposal to provide legal representation to Lakeside Community Development District ("District"). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, real estate law, construction law, governmental law, public financing, public contract law, ethics and related areas.

In July of 2021, entrepreneurial minded partners, Jennifer Kilinski and Roy Van Wyk, with decades of experience serving special district clients, started the law firm of Kilinski | Van Wyk, with the intent to focus exclusively on the needs of special district clients in a nimble and innovative environment. Within the first eighteen months of operations, Kilinski | Van Wyk grew to 10 employees, including six lawyers, two paralegals, and administrative support staff, and we now have ten lawyers serving our clients' needs. Our growth is in direct response to the confidence our clients have put in our attorneys' depth of experience and the quality of our legal services. Kilinski | Van Wyk prides itself on efficiency, responsiveness and creative strategic thinking.

We serve clients throughout all of Florida. We have three offices; one, located in Florida's Capital City of Tallahassee, where we have access to all state administrative offices, the Florida Legislature, and other regulatory agencies important to our clients. The second office, located in Tampa, includes five attorneys. The firm recently opened a third office in Naples, which reflects our successful growth and client-focused approach. Our Tampa and Naples offices provide us with strategic locations to serve our many Central and South Florida districts, and we would serve the District with our team from the Tampa office.

Kilinski | Van Wyk is a unique law firm. Its founders created the firm with the mission to provide excellent, solution-oriented and responsive legal counseling services centered on representing special districts, leveraging the strength of our decades of experience so that our clients are not experiencing on the job training. Our goal is to deliver the legal counsel that achieves the desired results to make your District, and your business, successful. We do that by listening, collaborating, strategizing, and bringing the strength of our decades of legal and business experience to bear on your objectives. We commit ourselves to being, hiring and training the best attorneys in our practice area, so that you can be the best in your business area.

The attorneys at Kilinski | Van Wyk have experience representing various types of special districts, including stewardship districts, improvement districts, community development districts and others, in virtually every part of our home state of Florida. The competence and extensive experience of our lawyers is critical to providing the highest level of client service. We endeavor to recruit the best and most experienced lawyers and law students to our firm. Our attorneys' many awards and accolades demonstrate our "bench strength," including our many highly credentialed younger attorneys. When you hire Kilinski | Van Wyk, you hire a legal team with decades of experience at various levels of government and in virtually every part of our state.



## KVW Personnel & Other Resources

Kilinski | Van Wyk has ten attorneys who personally focus their legal practice in special districts. These include three partners (Jennifer Kilinski, Roy Van Wyk and Lauren Gentry), and associate and of counsel attorneys (Meredith Hammock, Grace Kobitter, Molly Maggiano, Corey Roberts, Mary Ellen Clark, Caryl Kilinski, and Savannah Hancock). Our combination of knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using an associate attorney or paralegal where appropriate. At present, we have two paralegals in our firm whose careers are rich with special district paralegal experience.

As partners, we are personally invested with our names on the firm, and it is our commitment to provide proactive, business-minded, and timely legal counsel to address your business objectives. As partners, we also supervise the firm's personnel and resource assignments to ensure each client receives the personal and professional counsel needed for their unique circumstance. Additional information about us can be found at [www.cddlawyers.com](http://www.cddlawyers.com).



## KVW Experience with Special Districts

The firm's founding members, Jennifer Kilinski and Roy Van Wyk, were former partners with Hopping Green & Sams, PA, which firm had provided clients with advice regarding the operation of community development districts since 1985. Lawyers from our firm presently serve as general counsel to nearly one hundred fifty (150) special districts and similar clients throughout Florida and have established, and are currently establishing, several others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure, and other such issues. There are few issues our lawyers have not faced.

We currently represent over 60 districts in close proximity to the District, and our Tampa area-based attorneys are well positioned to serve the District. Several of our clients own and operate multiple amenities, and their communities are home to thousands of residents. Our lawyers are familiar with best practices in amenity management legal considerations, policies and procedures, operations and other related matters and have performed due diligence (i.e., ownership and maintenance responsibilities) research for all of our districts.

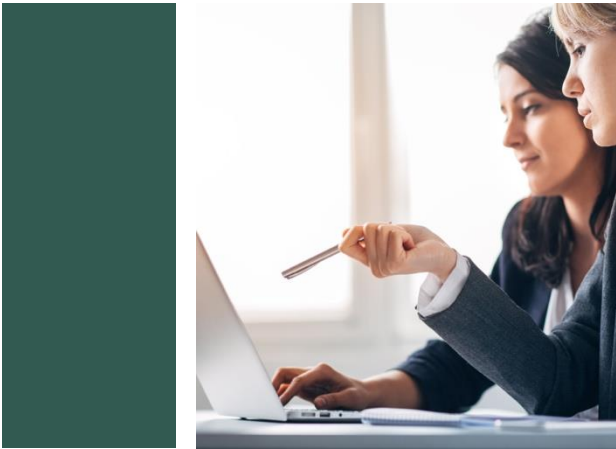


## KVW Understanding the Scope of Work

In our work as general counsel to special districts, we provide necessary legal services for a wide range of needs. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the District.

In addition to our attendance at Board meetings, our firm works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our firm's experience in proactively counseling community development districts gives us insight on how to prevent expensive litigation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided, and if required, we can provide experienced litigation support or provide referrals for the District to consider.



## Conclusion

As mentioned previously, we represent numerous community development districts and independent special districts throughout the state. We believe that our experience and resources allow us to represent our clients with a high degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at [www.cddl原因.com](http://www.cddl原因.com). We would be happy to talk with you about our qualifications and experience and can be reached at 877-350-0372 or 850-508-2335. We are CDD lawyers, and we look forward to hearing from you.

**Jennifer L. Kilinski**  
Founding Partner

Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, FL 32301  
850.508.2335  
Jennifer@cddlawyers.com



**Experience**

- General Counsel to several special districts on a variety of matters including public finance, public procurement, open government and ethics, construction and real property transactions.
- Represents clients before state agency and local government boards and commissions including county and city commissions, Florida Land and Water Adjudicatory Commission, and regulatory agencies.
- Represents special districts and landowners before local governments regarding the establishment of community development districts and development issues and in complex construction transactions.
- Represents clients before regulatory agencies, such as the Commission on Ethics, Department of Business and Professional Regulation and Department of Health for various licensing and procedural matters.
- Provided legislative monitoring and support to special districts in conjunction with Legislative Session.

**Education**

- Florida State University, J.D., 2009, Magna Cum Laude (Order of the Coif)
- Florida State University, M.A., 2006, Summa Cum Laude (first in class)
- University of Texas, B.S., 2003, Summa Cum Laude (first in class)

**Bar & Court Admissions; Certifications**

- Florida, 2009

**Meredith W. Hammock**  
Attorney

Kilinski | Van Wyk, PLLC  
1600 E 8th Ave A200, Suite 103  
Tampa, FL 33605  
877.350.0372  
Meredith@cddlawyers.com



### Experience

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, finance, and construction.
- Formerly represented private and government clients in a wide range of matters, including commercial and public contract drafting, negotiation and compliance related to large- and small-scale construction projects, technology, and Federal and local small business policies and programs, Public Records, Florida Sunshine requirements and compliance, and bid procedures for construction and professional services.
- Experience in Construction Law, including large- and small-scale projects, and complex contract drafting and negotiation, including technology-related negotiations and international contract negotiations.
- Prior tax-specific practice focusing primarily on advising clients on various state and local income/franchise and indirect tax matters, including legal entity rationalization projects, organizational restructuring projects, due diligence projects, planning feasibility reviews.
- Represented taxpayers during audit and administrative appeals proceedings and provided technical analyses on various state and local tax issues.

### Education

- The Florida State University College of Law, J.D., Cum Laude (2015)
- The Florida State University, B.A., English, Magna Cum Laude (2012)

### Publications

- Florida Corporate Practice (10th Edition), co-author of Chapter 1: General Provisions; Chapter 2: Formation Of Corporations; Chapter 6: Shareholders, Shareholders' Agreements, Meetings, And Voting; and Chapter 14: Corporate Records And Reports

### Bar & Court Admissions

- Florida, 2015

## Savannah Hancock

Attorney

Kilinski | Van Wyk, PLLC  
1600 E 8<sup>th</sup> Avenue A200, Suite 103  
Tampa, FL 33605  
877.350.0372  
Savannah@cddlawyers.com



### Experience

- Represents special districts, including community development districts, improvement districts, stewardship districts, and recreational districts, in matters relating to contracting, real property, public procurement, ethics, finance and construction.
- Represents private and public clients in construction law matters, serves as issuer's counsel in conjunction with public financing, and represents landowners around Florida in conservation programs with the state.
- Formerly worked as an analyst with one of the largest asset managers in the world, assisting in financing a variety of complex projects and created investment plans for clients' liquid assets.
- Prior experience working within the real estate, land use, and environmental division of a prominent Florida-based law firm, working with developers from the property acquisition phase through completion of the development project.

### Education

- Stetson University, College of Law, Graduated with Honors
- University of Florida, Hough Graduate School, Masters in International Business
- University of Florida, Warrington College of Business, MA in Finance

### Bar & Court Admissions; Certifications

- Florida, 2022

# KVW Proposed Agreement

## KILINSKI | VAN WYK PLLC FEE AGREEMENT LAKESIDE CDD

### I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

- A. Lakeside Community Development District ("Client")  
c/o Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

and

- B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")  
517 E. College Avenue  
Tallahassee, Florida 32301

### II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

### III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$350 - \$365 per hour for partners, \$295-\$325 per hour for of counsel lawyers, \$265 - \$295 per hour for associates, and \$185 per hour for paralegals. Any increase in hourly rates would require client consent.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such

billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

#### **IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

#### **V. DEFAULT**

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### **VI. CONFLICTS**

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with Kilinski | Van Wyk's representation of various special districts, builders, developers, property owners' associations and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

## VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

## IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

**LAKESIDE CDD**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**KILINSKI | VAN WYK PLLC**

*Jennifer Kilinski*

By: Jennifer Kilinski

Its: Authorized Member

Date: October 25, 2023

## ATTACHMENT A

### KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

## Tab 8

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008    jaymanenterprises@live.com  
www.jaymanenterprises.com

Estimate

Date	Estimate #
10/16/2023	920

Name / Address
Lakeside CDD 12750 Citrus Park Lane Suite 115 Tampa, FL. 33625

			Project
Description	Qty	Rate	Total
Inspect, Clean, and lubricate hinges on the Community Mail kiosks throughout the CDD. There are 38 mail kiosk areas throughout the community that consist of 1-2 standing mail kiosks Totaling 53 Units. Each Kiosk will be maintained quarterly and any damages or repairs needed will be noted and sent to Management with suggestion of repairs and estimated cost.  Currently Most are in need of New numbers but are in decent shape.		400.00	400.00
Client Signature		Total	\$400.00

## **Tab 9**

## RESOLUTION 2024-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING RESOLUTION 2022-04, AMENDING WETLAND, WETLAND BUFFERS AND POND MAINTENANCE POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Lakeside Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes ("**Act**") which owns, operates and maintains certain wetlands, wetland buffers, ponds and related improvements to manage and control stormwater runoffs and wetlands (collectively hereinafter referred to as the "**District Facilities**"); and

**WHEREAS**, the Act empowers the District to exercise all of the powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by the Act, including the power to operate and maintain the District Facilities; and

**WHEREAS**, on July 27, 2022, at a duly-noticed public meeting, the Board of Supervisors ("**Board**") of the District adopted Resolution 2022-04, adopting *Wetland, Wetland Buffer and Pond Maintenance Policies* governing the District Facilities ("**Pond Maintenance Policies**"); and

**WHEREAS**, certain lots within the District abut portions of District Facilities, but the back of some lot lines are irregular and not uniform across all pond banks, all of such lots and pond banks as identified in the map attached hereto as **Exhibit A** (collectively, the "**Maintenance Areas**"), creating confusion among such lot owners and the District contractors regarding respective party's maintenance responsibility in the Maintenance Areas and posing difficulty in efficient operation and administration of District's maintenance responsibilities;

**WHEREAS**, the Board finds that it is in the best interests of the District and necessary for the effective and efficient operation of the District Facilities to declare as public policy the necessity for uniform maintenance of the Maintenance Areas, declare its intent to undertake the Maintenance Areas, absent a written object filed by objecting lot owners with the District, and amend and supplement the Pond Maintenance Policies.

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

**SECTION 1.** The recitals stated above are true and correct and are incorporated herein by this reference.

**SECTION 2.** The District Board hereby declares the need for uniform maintenance of the Maintenance Areas as a public policy of the District. The District Board further declares such

maintenance is in the best interests of the District and of its residents, and the District such maintenance is necessary, convenient, incidental, or proper in connection with its general power to operate and maintain the District Facilities.

**SECTION 3.** The Pond Maintenance Policies is hereby amended and supplemented to incorporate the District's intent as laid out herein and **Exhibit A**. District staff is hereby authorized to issue a written notice of intent to begin maintenance activities in the Maintenance Area, which is located parallel to the southerly boundary lines of several lots on Newport Shores Drive as outlined in purple in **Exhibit A**, to all affected lot owners, specifically, the owners of lots identified as Lots 1 through 8 on the Plat known as Lakeside Phase 1A, 2A & 5, A Subdivision of Land Being a Portion of Sections 34 and 35, Township 24 South, Range 17 East, Pasco County, Florida, recorded in the Official Records of Pasco County in Plat Book 61, Pages 27-62, and provide a maintenance start date, which shall be                     , with an option to opt-out of such maintenance for individual lot owners who affirmatively acknowledge its responsibility to maintain its lot, including any portion within the Maintenance Area.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[remainder of this page intentionally blank]

**PASSED AND ADOPTED** this 1<sup>st</sup> day of November 2023.

ATTEST:

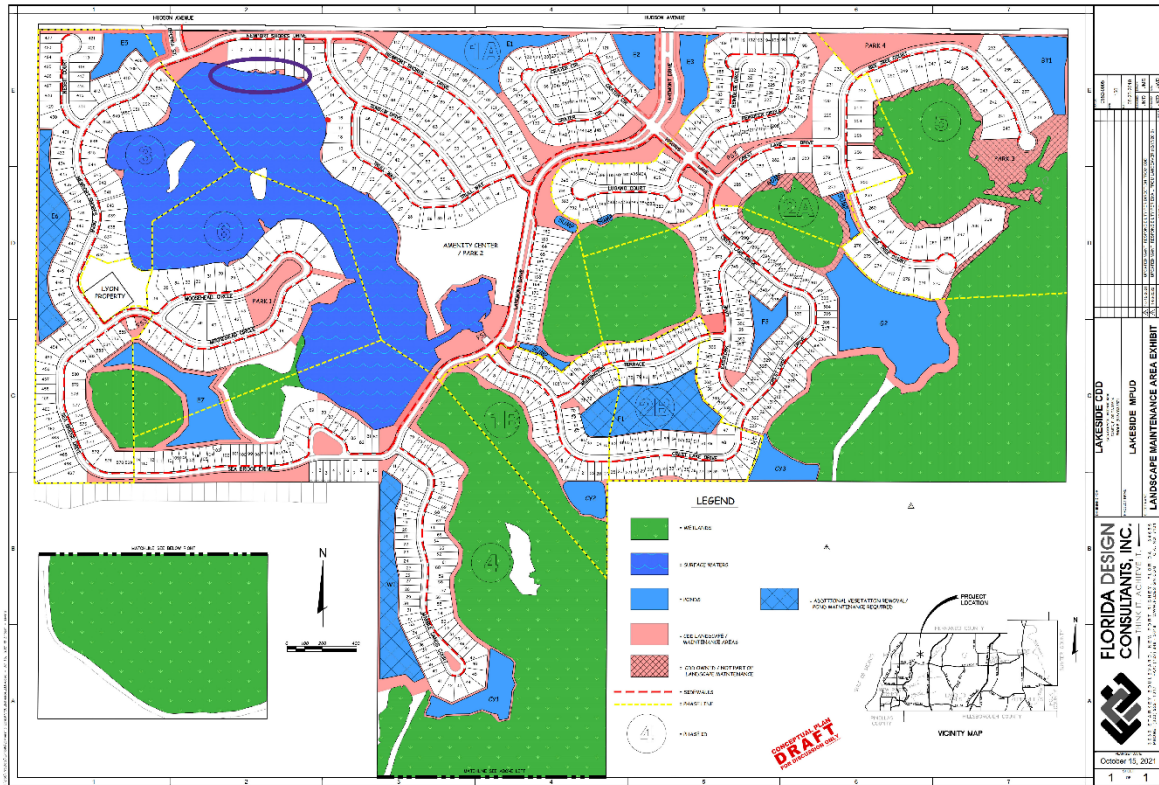
**LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:**      Maintenance Area

## EXHIBIT A - Maintenance Area



## **Tab 10**

**MINUTES OF MEETING  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The Regular Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, October 4, 2023, at 6:07 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

**Present and constituting a quorum:**

Jack Koch	<b>Board Supervisor, Chair</b>
Linda Ramlot	<b>Board Supervisor, Vice Chair</b>
Christina Brooks	<b>Board Supervisor, Assistant Secretary</b>
Gordon Dexter	<b>Board Supervisor, Assistant Secretary</b>
Ronald Hale	<b>Board Supervisor, Assistant Secretary</b>

**Also Present:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michelle Rigoni	<b>District Counsel, Kutak Rock (via phone)</b>
Kate John	<b>District Counsel, Kutak Rock (via phone)</b>
Mike Eckert	<b>District Counsel, Kutak Rock (via phone)</b>
Carlos Miranda	<b>Representative, Pine Lake Services</b>
David Fleeman	<b>District Engineer, Florida Design</b>
Tad Roman	<b>Representative, Aquatic Weed Control</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>
Kevin Riemensperger	<b>Representative, Steadfast Environmental</b>

Audience

**FIRST ORDER OF BUSINESS**

**Called to Order**

The Regular Meeting was called to order and a roll call was performed confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments put forward at this time.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Specialist**

There were no questions on the report included in the agenda.

**B. Landscaper- Pine Lake**

Mr. Miranda spoke regarding landscaping and irrigation concerns. The Board asked that he provide a proposal for irrigation repairs, as well as provide a monthly irrigation report.

Discussion was held regarding the need to remove the dead trees on the backside of Hudson High School by the fence. Mr. Miranda will provide a proposal to remove replace the trees.

The Board asked Pine Lake to email the entire Board the landscaping charts and schedule that they showcase in their bid proposal.

**ii. Consideration of Pine Straw Proposal**

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors authorized the Chair or Vice Chair to approve the revised irrigation proposal with a not-to-exceed amount of \$9,976.72, as discussed, for the Lakeside Community Development District.

**C. Solitude Lake Management**

The Board reviewed the report.

**D. District Counsel**

No report.

**E. District Engineer**

Mr. Fleeman led discussions on speed pumps and the signage that a resident requested be removed. He stated that the signs in question cannot be removed, but landscaping can be maintained so as not to block them.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors authorized District Engineer to move forward with the new speed plans, for the Lakeside Community Development District.

**F. District Manager**

Mr. Adams reminded the Board the next regular meeting is scheduled for Wednesday, November 1, 2023, at 6:00 p.m. at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Discussion was held regarding the towing map, District insurance, Right of Ways and Conservation Easements, Communication, and efficiency.

**FOURTH ORDER OF BUSINESS**

**Discussion of Landscape Enhancements**

Board Supervisors expressed their individual concerns with landscaping issues that need to be addressed and asked for proposals. Discussion was held regarding the desire to have Mr. Miranda, the company owner, and the irrigation person attend next month's meeting. They asked that Mr. Liggett inform the Board when he will be on site next and review trees in the contract. They indicated that they would like a detailed breakdown for landscaping and irrigation outlining what can be done in five years for the next meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of District Manager Addendum**

Mr. Adams presented the Fifth Addendum to the Contract for Professional District Services.

On a Motion by Mr. Dexter, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the Fifth Addendum to the Contract for Professional District Services, for the Lakeside Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Technology Services Addendum**

Mr. Adams presented the First Addendum to the Contract for Professional Technology Services.

On a Motion by Mr. Hale, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for Professional Technology Services, for the Lakeside Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate Reports**

On a Motion by Mr. Dexter, and seconded by Mr. Koch, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report for the series 2015 bonds for period ending July 8, 2023, for the Lakeside Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Pond Maintenance Proposals**

Representatives from Advanced Aquatics, Aquatic Weed Control, and Steadfast Environmental spoke regarding their proposals in terms of services to be provided and cost. A brief discussion ensued during which It was noted that the budgeted amount for these services is \$29,980.

On a Motion by Mr. Hale, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approving Aquatic Weed Control as the new Aquatics vendor for the Lakeside Community Development District.

Also, the Board directed the District Manager to send a 30-day notice of termination to Solitude, for Aquatic Services for Lakeside Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Pressure Washing Proposals**

Mr. Adams reviewed two proposals to provide pressure washing services, from Down and Dirty Pressure Washing (\$11,453.18) and Integrity Pressure Cleaning, Inc. (\$13,500). The Board asked the District Manager to get revised pressure washing proposal and have them on the next agenda. Also, it was discussion was held regarding having Suncoast coming back District to remove rust.

On a Motion by Mr. Koch, and seconded by Mr. Hale, with all in favor, the Board of Supervisors approved going out to bid for District Counsel services, for the Lakeside Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Mail Kiosk Proposal**

Discussion was held regarding requesting a proposal for quarterly cleaning rather than monthly and to have new stickers placed on the mailboxes.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of FY 2023/2024 Insurance Renewal Proposal**

Mr. Adams stated that due to timing constraints the EGIS Insurance proposal for Fiscal Year 2023/2024 for Property, General Liability, and Public Officials and Employment Practices Liability coverage (\$7,302) was approved outside of a meeting and asked that the Board ratify that action.

On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of Supervisors ratified the approval of the EGIS insurance proposal for fiscal year 2023/2024 for the Lakeside Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01; Declaring Public Policy to Maintain Pond Bank**

A brief discussion was held on the Resolution, with District Counsel asking that it be tabled as it needs to include lot numbers.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on August  
23, 2023**

On a Motion by Mr. Hale, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the August 23, 2023, minutes, as presented, for the Lakeside Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for August  
2023**

On a Motion by Mr. Koch, and seconded by Mr. Hale, with all in favor, the Board of Supervisors ratified the August 2023 Operation and Maintenance Expenditures, totaling \$45,466.03, for the Lakeside Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Audience comments were entertained regarding landscaping concerns, an incorrect address, and positive feedback on District Management and Board Decisions.

Mr. Koch stated that he would provide pictures of patching that was applied to one of the streets and asked that management obtain a proposal from the last vendor to complete road work.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Adams stated that if there was no more business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a Motion by Mr. Dexter, and seconded by Mr. Koch, with all in favor, the Board of Supervisors adjourned the meeting at 9:07 p.m. for the Lakeside Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

## **Tab 11**

# LAKE SIDE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.lakesidecdd.org](http://www.lakesidecdd.org)

## **Operation and Maintenance Expenditures September 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$74,994.42**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	100261	19846	Policy #100123631 10/01/2023-10/01/2024 Renewal	\$ 7,302.00
Florida Design Consultants, Inc.	100249	45775	Engineer Service 07/15/23 - 08/11/23	\$ 2,132.50
Florida Design Consultants, Inc.	100249	45776	Engineer Service - Traffic Calming - 07/15/23 - 08/11/23	\$ 547.50
Kutak Rock, LLP	100250	3268164	Legal Services 07/23	\$ 2,881.50
Kutak Rock, LLP	100255	3280478	Legal Services 08/23	\$ 2,075.00
Pine Lake Services, LLC	100252	2796	Monthly Landscape Services 09/23	\$ 14,633.00
Pine Lake Services, LLC	100259	2873	Install Sod 09/23	\$ 18,000.00
Poop 911	100251	LS082023	Pet Waste Station Maintenance 08/23	\$ 275.60
RedTree Landscape Systems, LLC	100256	14696	Landscape Enhancements 09/23	\$ 10,426.30
Rizzetta & Company, Inc.	100248	INV0000083184	District Management Fees 09/23	\$ 4,461.08
Romaner Graphics	100257	21856	Entry Monument Repair 09/23	\$ 450.00
Solitude Lake Management, LLC	100253	PSI010340	Lake & Pond Maintenance 09/23	\$ 1,665.00
Suncoast Rust Control, Inc.	100254	6097	Commercial Monthly Rust Control Service 09/23	\$ 760.00
Times Publishing Company	100260	305600 9/23	Legal Advertising 09/23	\$ 155.20
U.S. Bank	100258	7035550	Series 2015 Trustee Fees 08/01/23-07/31/24	\$ 4,148.38

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	100258	7036003	Series 2018 Trustee Fees 08/01/23-07/31/24	\$ 4,148.38
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary 08/23 Autopay	Electric Summary 08/23	<u>\$ 932.98</u>
<b>Report Totals</b>				<u><b>\$ 74,994.42</b></u>



# INVOICE

<b>Customer</b>	Lakeside Community Development District
<b>Acct #</b>	496
<b>Date</b>	09/18/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Payment Information	
<b>Invoice Summary</b>	\$ 7,302.00
<b>Payment Amount</b>	\$7,302.00
<b>Payment for:</b>	Invoice#19846
100123631	

Thank You

Please detach and return with payment



Customer: Lakeside Community Development District

Invoice	Effective	Transaction	Description	Amount
19846	10/01/2023	Renew policy	Policy #100123631 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/18/2023	7,302.00

**RECEIVED**  
9.26.23

**Total**

\$ 7,302.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

**Date**

09/18/2023



**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

# INVOICE

**Remit To:**  
20525 Amberfield Drive, Suite 201  
Land O Lakes, FL 34638

**Bill To:** Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
cddinvoice@rizzetta.com  
dbwallace@rizzetta.com

**Date:** August 28, 2023  
**Project Number:** 552-0005  
**Invoice Number:** 45775  
**Invoice Period:** 7/15/2023 to 8/11/2023

**Project:** Lakeside CDD

## SERVICES PERFORMED:

### CDD Engineer's Services (0900)

- Miscellaneous engineering services
- Prepare for and attend board meeting
- Coordinate with contractors regarding bid requests (pothole and manhole restoration)
- Coordinate with contractor and Rizzetta regarding sidewalk construction
- Site visits to observe sidewalk construction

Description	Hours	Rate	Cost
Vice President	7.75	\$190.00	\$1,472.50
Field Representative	6.00	\$110.00	\$660.00
		Subtotal:	\$2,132.50

**Total Invoice Amount:** \$2,132.50

**RECEIVED**  
08/31/2023

David Fleeman, P.E.



**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

# INVOICE

**Remit To:**  
20525 Amberfield Drive, Suite 201  
Land O Lakes, FL 34638

**Bill To:** Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
cddinvoice@rizzetta.com  
dbwallace@rizzetta.com

**Date:** August 28, 2023  
**Project Number:** 552-0005  
**Invoice Number:** 45776  
**Invoice Period:** 7/15/2023 to 8/11/2023

**Project:** Lakeside CDD

## SERVICES PERFORMED:

### 2023 Traffic Calming (0902)

- Prepare traffic calming plans pursuant to the direction provided by the board
- Contact Pasco County Traffic Operations regarding permitting process

Description	Hours	Rate	Cost
Vice President	0.75	\$190.00	\$142.50
Project Engineer	3.00	\$135.00	\$405.00
		Subtotal:	\$547.50

**Total Invoice Amount:** \$547.50

**RECEIVED**  
08/31/2023

David Fleeman, P.E.

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268164

Client Matter No. 11323-1

Notification Email: eftgroup@kutakrock.com

Lynn Hayes  
Lakeside CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3268164

11323-1

Re: General

## For Professional Legal Services Rendered

07/07/23	M. Rigoni	0.30	82.50	Conference with Craft and Koch regarding towing
07/12/23	M. Rigoni	1.60	440.00	Review fiscal year 2022 draft audit report; verify reporting status regarding same per CDA; review draft July agenda and confer with Palmer
07/12/23	A. Willson	0.30	84.00	Review and revise audit
07/14/23	M. Rigoni	0.20	55.00	Conference with Liggett regarding landscape RFP
07/20/23	M. Rigoni	1.60	440.00	Review final agenda; confer with Koch, Liggett, Palmer and Adams
07/21/23	M. Rigoni	0.20	55.00	Conference with Palmer
07/24/23	M. Rigoni	1.60	440.00	Review landscape proposals and prepare for board meeting
07/25/23	J. Gillis	0.80	104.00	Review proposals for landscape and irrigation maintenance services; confer with staff and draft notice of intent to award

**KUTAK ROCK LLP**

Lakeside CDD

August 30, 2023

Client Matter No. 11323-1

Invoice No. 3268164

Page 2

07/25/23	M. Rigoni	1.20	330.00	Conference with Palmer, Adams, Liggett and Wallace regarding agenda items; finalize notice of intent to award landscape RFP
07/25/23	A. Willson	0.30	84.00	Conference with Rigoni regarding district infrastructure; review items regarding same
07/26/23	J. Gillis	0.20	26.00	Review and revise notices of intent to award landscape and irrigation maintenance services
07/26/23	M. Rigoni	2.60	715.00	Attend board meeting; perform meeting follow-up and confer with Adams
07/31/23	J. Gillis	0.20	26.00	Follow up from Board meeting

TOTAL HOURS 11.10

TOTAL FOR SERVICES RENDERED \$2,881.50

TOTAL CURRENT AMOUNT DUE \$2,881.50**RECEIVED**  
EINSTEIN

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3280478

Client Matter No. 11323-1

Notification Email: eftgroup@kutakrock.com

Lynn Hayes  
Lakeside CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3280478

11323-1

Re: General

## For Professional Legal Services Rendered

08/02/23	M. Rigoni	1.50	412.50	Prepare scrutinized companies affidavit and landscape agreement with Pine Lake; confer with Liggett and Adams regarding same
08/07/23	M. Rigoni	0.30	82.50	Review status of asphalt repair work agreement and confer with Palmer
08/09/23	M. Rigoni	0.30	82.50	Follow up with Liggett and Koch regarding pond bank mowing issue; review draft agenda
08/10/23	J. Gillis	0.30	39.00	Coordinate response to auditor letter update
08/11/23	M. Rigoni	0.60	165.00	Review declaration of covenants regarding lot maintenance; confer with Koch, Liggett and Fleeman
08/11/23	A. Willson	0.20	56.00	Work session with Rigoni regarding lake maintenance
08/14/23	M. Rigoni	0.10	27.50	Confer with Liggett
08/16/23	M. Rigoni	0.50	137.50	Review final agenda; confer with Adams

**KUTAK ROCK LLP**

Lakeside CDD

September 18, 2023

Client Matter No. 11323-1

Invoice No. 3280478

Page 2

08/21/23	M. Rigoni	0.10	27.50	Confer with Craft regarding notice of service correction to Solitude
08/23/23	M. Rigoni	3.80	1,045.00	Prepare form of Pine Lake work authorization for additional work; confer with Liggett and Adams regarding agenda items; prepare for meeting and attend same

TOTAL HOURS 7.70

TOTAL FOR SERVICES RENDERED \$2,075.00

TOTAL CURRENT AMOUNT DUE \$2,075.00**RECEIVED**  
09.18.23



2122 Henley Road  
Lutz, FL 33558  
  
www.pinelakenurseryinc.com

## INVOICE

Date	Invoice No.
08/30/23	2796
Terms	Due Date
Net 30	09/29/23

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.00	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2533 - Lakeside Community Development 6.23 September 2023		\$14,633.00	\$0.00	\$14,633.00
Total			\$14,633.00	\$0.00	\$14,633.00

**RECEIVED**  
08/30/2023



2122 Henley Road  
Lutz, FL 33558  
  
www.pinelakenurseryinc.com

## INVOICE

Date	Invoice No.
09/14/23	2873
Terms	Due Date
Net 30	10/14/23

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$18,000.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#2641 -	[InvocieOpportunityName]		\$18,000.00	\$0.00	\$18,000.00
	[SalesRepContactFullName] would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [SalesRepContactEmail] or [SalesRepContactMobilePhone].				
	Sod Install		\$18,000.00	\$0.00	\$18,000.00
Total			\$18,000.00	\$0.00	\$18,000.00



POOP 911 Tampa  
PO Box 1928  
New Port Richey FL 34656

## Lakeside CDD

Invoice LS082023

Description of services		Date: August 2023
Description		Unit Price
		Weekly / monthly
Weekly maintenance for 8 pet waste stations: once weekly pet waste stations will be emptied and pick up bags replenished (8K bags annually) Additional pick up bags may be needed and can be purchased. Community dumpster will be used when available for weekly service.	8 @ 7.95	\$63.60/\$275.60
	Amount due Monthly	\$275.60

**RECEIVED**  
08/31/2023

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

Amount: \$10,426.30

Date: 09/07/2023

Payable to: RedTree Landscape Systems

Address: 5532 Auld Lane  
Holiday, FL 34690

Reason: Withholding Partial Payment for Landscaping  
Services

Requester: Darryl Adams

Approved by: *Darryl Adams*

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FL 33614

September 7, 2023

Via US Mail and Certified Mail

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

Re: Notice of withholding partial payment

Dear RedTree Landscape Systems,

The Lakeside CDD had a CDD meeting on August 23, 2023 and they discussed the lack of services by RedTree Services. The Board reviewed Red Tree invoice number 14181, invoice number 14090, invoice number 14290, and paid invoice 13856. The Board completed an irrigation review and noticed that the irrigation items that were billed weren't completed. The Lakeside Board of Supervisors has decided to withhold \$4,353.70 from the last monthly payment.

Invoice 14181-\$976.50-The District will not pay.

Invoice 14090-\$177.20-The District will not pay.

Invoice 14290-\$700.00 Monthly Irrigation Inspection

Invoice 13856-\$2500.00 Paid Pine Straw Trailer Repo Cost

Total is \$4,353.70

The Board directed me to send RedTree Landscaping Systems a check for \$10,426.30 which will complete the financial obligation for Landscaping Services.

Thank you in advance for your cooperation with this request, and if you have any questions, don't hesitate to get in touch with the office of the District Manager at 813-994-1001 or via email at [Darryla@rizzetta.com](mailto:Darryla@rizzetta.com)

Sincerely,

*Darryl Adams*

Darryl Adams  
District Manager

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

Invoice 14696



BILL TO

Mr. Lynn Hayes  
Lakeside Community Development  
District  
c/o: Rizzetta & Company  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544 USA

DATE  
09/01/2023

PLEASE PAY  
\$14,780.00

DUE DATE  
10/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Monthly Landscape Maintenance Program			
<b>Grounds Maintenance</b> Monthly Grounds Maintenance	1	8,480.00	8,480.00
<b>Horticulture</b> Monthly Fertilization	1	1,020.00	1,020.00
<b>Horticulture</b> Monthly Pest Control	1	600.00	600.00
<b>Landscape Maintenance:Irrigation Repair</b> Monthly Irrigation Inspections	1	700.00	700.00
<b>Grounds Maintenance</b> Bee Tree Court - Addition of mowing cul-de-sac	1	150.00	150.00
<b>Grounds Maintenance</b> Additional of Retention Pond Maintenance Contract Addendum	1	3,830.00	3,830.00
For the service month of this billing, kindly refer to the date on the invoice. Thank you!			

TOTAL DUE \$14,780.00

THANK YOU.  
**RECEIVED**  
09/01/2023

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

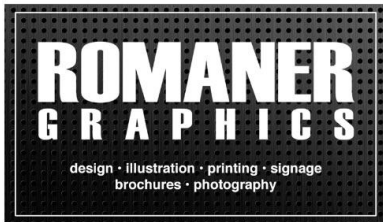
Date	Invoice #
9/1/2023	INV0000083184

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00235

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,326.00	\$1,326.00
Administrative Services	1.00	\$397.83	\$397.83
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$775.00	\$775.00
Management Services	1.00	\$1,345.25	\$1,345.25
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>RECEIVED 9/1/2023 11:00 AM C. D. FIDELITY</div>			
Subtotal		\$4,461.08	
Total		\$4,461.08	



**20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com**

**INVOICE # 21856**

TO: \_\_\_\_\_  
COMPANY NAME: Lakeside CDD  
DATE: 9/6/23

[illegible]

Total: \$450.00

Thank You,



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI010340  
Invoice Date: 9/1/2023

Bill

To: Lakeside CDD  
Rizzetta & Co.  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

Ship

To: Lakeside CDD  
Rizzetta & Co.  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

Ship Via  
Ship Date 9/1/2023  
Due Date 10/1/2023  
Terms Net 30

Customer ID 13807  
P.O. Number  
P.O. Date 9/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Lakeside CDD - LAKE ALL		1	1	1,665.00	1,665.00

**RECEIVED**  
09/05/2023

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 1,665.00

**Subtotal:** 1,665.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 1,665.00

Suncoast Rust Control, Inc.

**8040 118th Avenue North  
Largo, FL 33773**

# INVOICE

Date	Invoice #
9/1/2023	06097
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
10/1/2023	

Bill To
Lakeside CDD C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	760.00	760.00
Thank you for your business.			Total:	\$760.00

**RECEIVED**  
09/01/2023

**Balance Due** \$760.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED

SEP 18 2023

Advertising Run Dates	Advertiser Name	
09/13/23	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
09/13/2023	Deirdre Bonett	117744
Total Amount Due		Ad Number
\$155.20		0000305600

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/13/23	09/13/23	0000305600	Times	Legals CLS	Meeting Schedule	1	2x64 L	\$151.20
09/13/23	09/13/23	0000305600	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x64 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
09/13/23	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
09/13/2023	Deirdre Bonett	117744
Total Amount Due		Ad Number
\$155.20		0000305600

## ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

LAKESIDE CDD

ATTN: RIZZETTA & COMPANY, INC. -AP

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times**  
Published Daily

RECEIVED

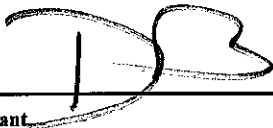
SEP 18 2023

STATE OF FLORIDA  
COUNTY OF Pasco

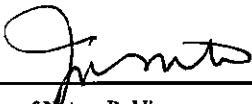
} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/13/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



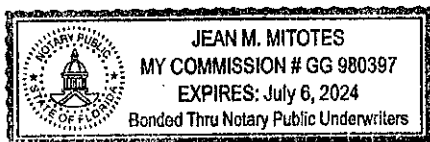
Signature Affiant

Sworn to and subscribed before me this **09/13/2023**


Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



**BOARD OF SUPERVISORS' MEETING DATES  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024**

The Board of Supervisors of Lakeside Community Development District will hold their regular monthly meetings for Fiscal Year 2023/2024 at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The October, November, January, February, May, and August meetings will convene at \*6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669. The dates are as follows:

October 4, 2023 \*  
November 1, 2023 \*  
December 6, 2023  
January 3, 2024 \*  
February 7, 2024 \*  
March 6, 2024  
April 3, 2024  
May 1, 2024 \*  
June 5, 2024  
July 3, 2024  
August 7, 2024 \*  
September 4, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Daryl Adams  
District Manager

Run date 9/13/2023

0000305600

RECEIVED

**Tampa Bay Times** SEP 18 2023  
Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco

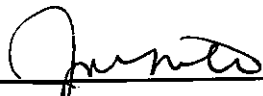
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Signature Affiant

Sworn to and subscribed before me this **09/13/2023**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

**BOARD OF SUPERVISORS' MEETING DATES  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024**

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February 7, 2024 \*  
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April 3, 2024  
May 1, 2024 \*  
June 5, 2024  
July 3, 2024  
August 7, 2024 \*  
September 4, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

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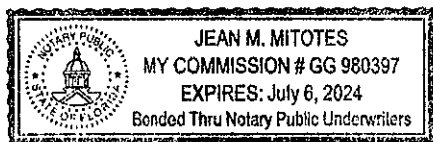
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Daryl Adams  
District Manager

Run date 9/13/2023

0000305600





MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

RECEIVED

SEP - 5 2023

7035550



000001808 02 SP 106481823478406 P

LAKESIDE COMMUNITY DEVELOPMENT DIST  
ATTN DISTRICT MANAGER  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614





Corporate Trust Services  
EP-MN-VVN3L  
60 Livingston Ave.  
St. Paul, MN 55107

RECEIVED

2/3

SEP - 5 2023

Invoice Number:

7035550

Invoice Date:

08/25/2023

Direct Inquiries To:

Leanne Duffy

Phone:

407-835-3807

LAKESIDE COMMUNITY DEVELOPMENT DIST  
ATTN DISTRICT MANAGER  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

LAKESIDE CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE CDD 2015

Invoice Number:	7035550
Current Due:	\$4,148.38
Direct Inquiries To:	Leanne Duffy
Phone:	407-835-3807

Wire Instructions:

U.S. Bank  
ABA # 091000022

Invoice # 7035550  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7035550  
Invoice Date: 08/25/2023

Direct Inquiries To: Leanne Duffy  
Phone: 407-835-3807

LAKESIDE CDD 2015

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
<b>Subtotal Administration Fees - In Advance 08/01/2023 - 07/31/2024</b>				<b>\$3,850.00</b>
Incidental Expenses 08/01/2023 to 07/31/2024	3,850.00	0.0775		\$298.38
<b>Subtotal Incidental Expenses</b>				<b>\$298.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,148.38</b>



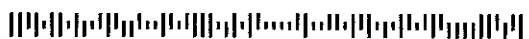


MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

RECEIVED

SEP - 5 2023

7036003



000001998 02 SP 106481823478596 P

LAKESIDE COMMUNITY DEVELOPMENT DIST  
ATTN DISTRICT MANAGER  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

RECEIVED

SEP - 5 2023

2/3

Invoice Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7036003  
08/25/2023  
Leanne Duffy  
407-835-3807

LAKESIDE COMMUNITY DEVELOPMENT DIST  
ATTN DISTRICT MANAGER  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

LAKESIDE CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE CDD 2018

Invoice Number:	7036003
Current Due:	\$4,148.38
Direct Inquiries To:	Leanne Duffy
Phone:	407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022

Invoice # 7036003  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7036003  
Invoice Date: 08/25/2023

Direct Inquiries To: Leanne Duffy  
Phone: 407-835-3807

LAKESIDE CDD 2018

In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
<b>Subtotal Administration Fees - In Advance 08/01/2023 - 07/31/2024</b>				<b>\$3,850.00</b>
Incidental Expenses 08/01/2023 to 07/31/2024	3,850.00	0.0775		\$298.38
<b>Subtotal Incidental Expenses</b>				<b>\$298.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,148.38</b>



**Withlacoochee River Electric Cooperative, Inc.**  
for Lakeside CDD

Electric Summary 08/23 Auto Pay

Service Dates: 08/04/23-09/07/23

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	9/12/2023	\$177.31	10/3/2023	13815 Crestlake Dr. Well	53100	4301
1544100	9/12/2023	\$69.20	10/3/2023	13633 Lakemont Dr. Well	53100	4301
1544101	9/12/2023	\$252.63	10/3/2023	13324 Hudson Ave -LIGHTS Six Poles	53100	4307
1544102	9/12/2023	\$144.11	10/3/2023	13324 Hudson Ave B	53100	4301
1544103	9/12/2023	\$42.29	10/3/2023	13324 Hudson Ave C	53100	4301
1544104	9/12/2023	\$42.84	10/3/2023	13324 Hudson Ave D	53100	4301
1544105	9/12/2023	\$41.18	10/3/2023	13647 Eastfork Lane Irrig	53100	4301
1544106	9/12/2023	\$42.19	10/3/2023	13324 Hudson Ave F	53100	4301
1544107	9/12/2023	\$40.63	10/3/2023	13624 Eastfork Lane Irrig	53100	4301
1544108	9/12/2023	\$40.16	10/3/2023	13324 Hudson Ave A	53100	4301
1544109	9/12/2023	\$40.44	10/3/2023	13510 Crest Lake Dr. Irrig	53100	4301
Total						

<b>Grand Total</b>	<b>\$932.98</b>
--------------------	-----------------

**001-53100-4301**

\$680.35

**001-53100-4307**

\$252.63



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544099** Cycle **06**  
Meter Number **59783096**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **177.31**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13815 CREST LAKE DR  
Service Description WELL  
Service Classification General Service Non-Demand

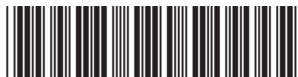
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	81669	09/07	83152				1483

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	44
Aug 2023	29	52
Sep 2022	34	64

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 180.18  
Payment 180.18CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,483 KWH @ 0.05017 74.40  
Fuel Adjustment 1,483 KWH @ 0.04000 59.32  
FL Gross Receipts Tax 4.43

Total Current Charges 177.31  
Total Due E.F.T. 177.31

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544099  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 177.31**  
**DO NOT PAY**

000154409900001773100001773101



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544100** Cycle **06**  
Meter Number **54541332**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **69.20**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13633 LAKEMONT DR  
Service Description WELL  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	25224	09/07	25538				314

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	9
Aug 2023	29	9
Sep 2022	34	10

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 63.93  
Payment 63.93CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 314 KWH @ 0.05017 15.75  
Fuel Adjustment 314 KWH @ 0.04000 12.56  
FL Gross Receipts Tax 1.73

Total Current Charges 69.20  
Total Due E.F.T. 69.20

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

1544100  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 69.20**  
**DO NOT PAY**

000154410000000692000000692008



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544101** Cycle **06**  
Meter Number **336835519**  
Customer Number **10345022**  
Customer Name **LAKESSIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **252.63**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address **13324 HUDSON AVE**  
Service Description **LIGHTS**  
Service Classification **General Service Non-Demand**

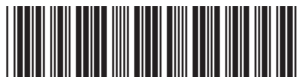
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	8206	09/07	8392				186

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Sep 2023	34	5
Aug 2023	29	5
Sep 2022	34	10

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance **249.22**  
Payment **249.22CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 186 KWH @ 0.05017 **9.33**  
Fuel Adjustment 186 KWH @ 0.04000 **7.44**  
Light Energy Charge **1.68**  
Light Support Charge **2.94**  
Light Maintenance Charge **55.68**  
Light Fixture Charge **68.70**  
Light Fuel Adj 150 KWH @ 0.04000 **6.00**  
Poles (QTY 6) **60.00**  
FL Gross Receipts Tax **1.70**

Total Current Charges **252.63**  
Total Due **E.F.T. 252.63**

Lights/Poles Type/Qty Type/Qty  
212 6 960 6

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

**1544101**  
LAKESSIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**BP06**

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 252.63**  
**DO NOT PAY**

000154410100002526300002526309



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544102** Cycle **06**  
Meter Number **40537098**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **144.11**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description ENTRANCE  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	8032	09/07	9156				1124

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Sep 2023	34	33
Aug 2023	29	25
Sep 2022	34	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 108.51  
Payment 108.51CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,124 KWH @ 0.05017 56.39  
Fuel Adjustment 1,124 KWH @ 0.04000 44.96  
FL Gross Receipts Tax 3.60

Total Current Charges 144.11  
Total Due E.F.T. 144.11

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544102  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 144.11**  
**DO NOT PAY**

000154410200001441100001441105



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544103** Cycle **06**  
Meter Number **40537157**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **42.29**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	6030	09/07	6053				23

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	1
Aug 2023	29	1
Sep 2022	34	1

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 41.92  
Payment 41.92CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 23 KWH @ 0.05017 1.15  
Fuel Adjustment 23 KWH @ 0.04000 0.92  
FL Gross Receipts Tax 1.06

Total Current Charges 42.29  
Total Due E.F.T. 42.29

DO NOT PAY

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 09/12/2023

District: BP06

Use above space for address change ONLY.

1544103  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 42.29**  
**DO NOT PAY**

000154410300000422900000422903



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544104** Cycle **06**  
Meter Number 24309316  
Customer Number 10345022  
Customer Name **LAKESIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **42.84**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	6473	09/07	6502				29

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	1
Aug 2023	29	1
Sep 2022	34	1

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 42.38  
Payment 42.38CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 29 KWH @ 0.05017 1.45  
Fuel Adjustment 29 KWH @ 0.04000 1.16  
FL Gross Receipts Tax 1.07

Total Current Charges 42.84  
Total Due E.F.T. 42.84

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544104  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 42.84**  
**DO NOT PAY**

000154410400000428400000428402



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544105** Cycle **06**  
Meter Number 12048492  
Customer Number 10345022  
Customer Name **LAKESIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **41.18**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	4726	09/07	4737				11

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	0
Aug 2023	29	0
Sep 2022	34	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 41.09  
Payment 41.09CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 11 KWH @ 0.05017 0.55  
Fuel Adjustment 11 KWH @ 0.04000 0.44  
FL Gross Receipts Tax 1.03

Total Current Charges 41.18  
Total Due E.F.T. 41.18

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544105  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 41.18**  
**DO NOT PAY**

000154410500000411800000411804



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544106** Cycle **06**  
Meter Number **24309317**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **42.19**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	5073	09/07	5095				22

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	1
Aug 2023	29	1
Sep 2022	34	1

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance **41.83**  
Payment **41.83CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 22 KWH @ 0.05017 **1.10**  
Fuel Adjustment 22 KWH @ 0.04000 **0.88**  
FL Gross Receipts Tax **1.05**

Total Current Charges **42.19**  
Total Due **42.19** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

**1544106**  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**BP06**

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 42.19**  
**DO NOT PAY**

0001544106000004219000000421900



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544107** Cycle **06**  
Meter Number **24309355**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **40.63**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13624 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

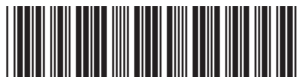
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	585	09/07	590				5

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	0
Aug 2023	29	0
Sep 2022	34	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 40.53  
Payment 40.53CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 5 KWH @ 0.05017 0.25  
Fuel Adjustment 5 KWH @ 0.04000 0.20  
FL Gross Receipts Tax 1.02

Total Current Charges 40.63  
Total Due E.F.T. 40.63

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544107  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 40.63**  
**DO NOT PAY**

000154410700000406300000406303



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544108** Cycle **06**  
Meter Number **24309353**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **40.16**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13647 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

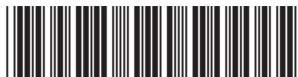
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	47	09/07	47				0

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Sep 2023	34	0
Aug 2023	29	0
Sep 2022	34	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 40.16  
Payment 40.16CR  
Balance Forward 0.00  
  
Customer Charge 39.16  
FL Gross Receipts Tax 1.00  
  
Total Current Charges 40.16  
Total Due E.F.T. 40.16

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

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Your Payment To Ensure Accurate Posting.

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**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544108  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 40.16**  
**DO NOT PAY**

000154410800000401600000401605



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544109** Cycle **06**  
Meter Number **24309354**  
Customer Number **10345022**  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **09/12/2023**  
Amount Due **40.44**  
Current Charges Due **10/03/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13510 CREST LAKE DR  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

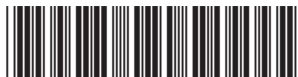
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	453	09/07	456				3

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2023	34	0
Aug 2023	29	0
Sep 2022	34	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 3 4 5 0 2 2

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Previous Balance 40.35  
Payment 40.35CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.05017 0.15  
Fuel Adjustment 3 KWH @ 0.04000 0.12  
FL Gross Receipts Tax 1.01

Total Current Charges 40.44  
Total Due E.F.T. 40.44

**DO NOT PAY**

Total amount will be electronically transferred on or after 09/29/2023.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

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**Bill Date: 09/12/2023**

District: BP06

Use above space for address change ONLY.

1544109  
LAKE SIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **09/29/2023**  
**TOTAL CHARGES DUE 40.44**  
**DO NOT PAY**

000154410900000404400000404401