



Rizzetta & Company

# Lakeside Community Development District

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**Board of Supervisors' Regular  
Meeting  
July 1, 2026**

**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>	Linda Ramlot Christina Brooks Charles Wood Barbara Callahan Haydie Molina	Chair Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Grace Rinaldi	Kilinski Van Wyk
<b>District Engineer</b>	Amy Palmer	Lighthouse Engineering, 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.

Board of Supervisors  
Lakeside Community  
Development District

June 23, 2026

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, July 1, 2026, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, Florida 34669.

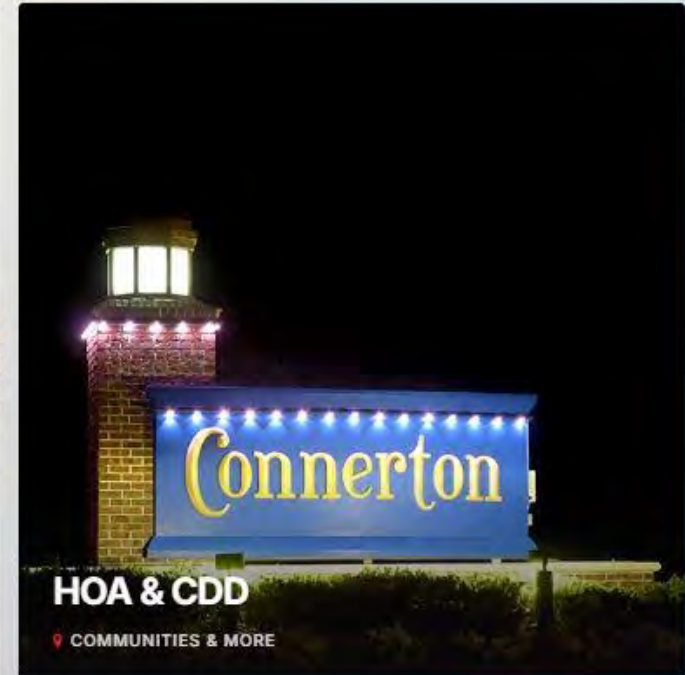
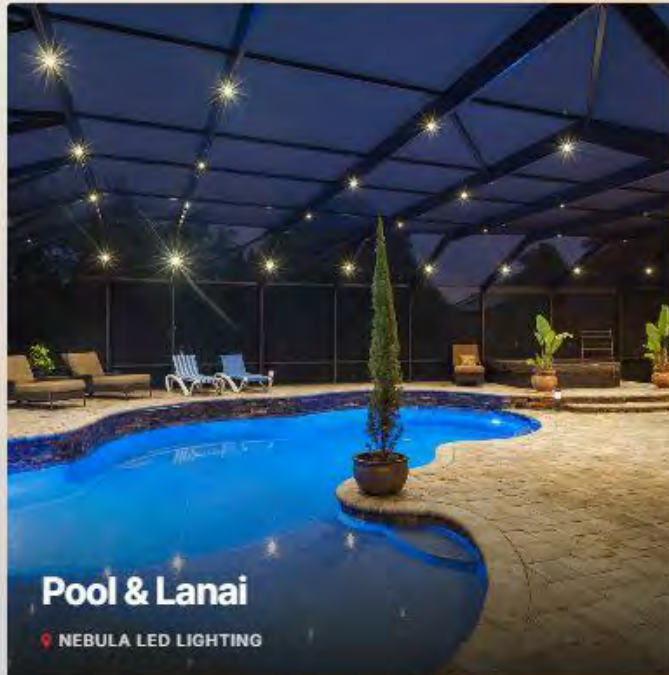
1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
  - A. Discussion of FY 2026-2027 Budget
  - B. Consideration of Nebula Lighting Proposal ..... Tab 1
4. **STAFF REPORTS**
  - A. District Engineer
  - B. AWC Waterway Inspection Report ..... Tab 2
  - C. Landscape Inspection Report ..... Tab 3
  - D. Pine Lake Landscape/Irrigation Inspection Report  
(Under Separate Cover)
    1. Consideration of the Pine Lake Proposals ..... Tab 4
  - E. Maintenance Report
  - F. District Counsel
  - G. District Manager
    1. Presentation of District Managers' Report and Monthly Financials . Tab 5
    2. Presentation of 2<sup>nd</sup> Quarterly Website Audit ..... Tab 6
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor Meeting June 3, 2026 ..... Tab 7
  - B. Consideration of Operation & Maintenance Expenditures for May 2026 ..... Tab 8
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 at Darryl Adams [darryla@rizzetta.com](mailto:darryla@rizzetta.com).

Sincerely,  
*Darryl Adams*  
Darryl Adams  
District Manager

# Tab 1

# NEBULA LIGHTING SYSTEMS





Introduction

Why Nebula Lighting?

Visual Scope of Work

Our Proposal

Installation Timeline

Warranty

Meet Our Team

Support

# INTRODUCTION

Founded in 2007 and headquartered in Tampa, FL, Nebula LED Lighting Systems, was the first and ONLY company to design a **totally 'integrated top down' lighting system** (patent pending) for screen enclosures and pool cages, **allowing homeowners a choice** other than typical perimeter lighting for their outdoor space.

In 2020, Nebula LED Lighting Systems partnered with Gemstone Lights, the Most Superior home LED lighting system on the market. Since then, our relationship with Gemstone Lights has grown to Premiere status, leading the most Gemstone Lights installations in the state of Florida.





# WHY NEBULA?

## • Annual Revenue **19 Years In Business**

- Inventors of the Screen Enclosure Lighting System
- 5-Star Rating and Reputation
- Exceptional Customer Service
- Fully Trained Nebula Certified Technicians
- No Sub-Contractors
- Workmans Comp & On-Site Liability Insurance
- Over 10,000 Pool & Lanai Enclosure Lighting Installations
- Over 4000 Gemstone Lights Installations
- Florida's Largest Gemstone Installer
- Weather-Proof Hardware
- Aesthetically Color Matched Track
- Control from anywhere Phone App
- 10 Year Parts & 10 Year Labor – Lifetime LED Replacement Warranty!



**NEBULA**  
**LED LIGHTING SYSTEMS**  
**EST. 2007**

**THE ONLY GEMSTONE  
LIGHTS PREMIERE LEVEL  
DEALER IN FLORIDA**

FULL OFFICE & SUPPORT STAFF

LOCAL WESLEY CHAPEL & TAMPA  
OFFICES

LICENSED FL ELECTRICAL CONTRACTOR

**WE'VE COMPLETED  
OUR ASSESSMENT**

THE RESULTS ARE IN....



# PROPERTY TO BE ASSESSED..



ENTRANCE 1



ENTRANCE 2

# THE ISLANDS AT THE ENTRANCES...



8 GEMSTONE FLOOD LIGHTS AT CENTER ISLAND 1



8 GEMSTONE FLOOD LIGHTS AT CENTER ISLAND 2



2 FLOOD LIGHTS AT REAR ISLAND 2

APP CONTROLLED VIA WIFI AND BLUETOOTH

# THE LAKESIDE CDD MONUMENTS



GEMSTONE TRACK LIGHTING ALONG PERIMETER OF EACH MONUMENT

# LAKESIDE CDD INVESTMENT

## ENTRANCE 1:

2 MONUMENTS: 265LF EACH = 530LF X \$35PLF = \$18,550

CENTER ISLAND: 8 FLOOD LIGHTS, 1 POWER SUPPLY, 1 HUB2 CONTROLLER = \$4741

Entrance 1 Sub Total: **\$23,291**

## ENTRANCE 2:

1 MONUMENT: 300LF @ \$35LF = \$10,500

CENTER ISLAND + REAR ISLAND: 8 FLOOD LIGHTS, 2 POWER SUPPLIES, 2 HUB2 CONTROLLERS \$5490

Entrance 2 Sub Total: **\$15,990**

TOTAL: \$39,281 - 15% Pre-Season Discount = **\$33,400.00**

**YOUR NEW GEMSTONE LIGHTS AND FLOOD LIGHTS INCLUDE  
THE EXCLUSIVE NEBULA**

**10-YEAR PARTS AND LABOR WARRANTY.  
LIFETIME LED REPLACEMENT WARRANTY!**



# INSTALLATION TIMELINE & CHECKLIST

**ONCE YOU'VE DECIDED TO MOVE FORWARD WITH YOUR PROJECT - YOU WILL RECEIVE YOUR CONTRACTS VIA EMAIL FROM DOCUSIGN**

**FULLY EXECUTED CONTRACT**

**50% DEPOSIT**

**GEMSTONE MATERIALS ORDER**

**GEMSTONE MATERIALS ARRIVAL**

**PRELIMINARY SCHEDULING**

**CALL FROM NEBULA SERVICE TEAM 3 DAYS PRIOR TO  
INSTALLATION.**

**PLEASE EXPECT 6 - 8 WEEK INSTALLATION LEAD TIME!**

GEMSTONE LIGHTS MANUFACTURING (“MANUFACTURER”) HEREBY WARRANTS THE GEMSTONE LIGHTING SYSTEM (THE “PRODUCT”) PURCHASED BY THE “OWNER”, TO BE FREE FROM DEFECTS IN MATERIAL (PRODUCT WARRANTY). NEBULA LED LIGHTING SYSTEMS (“DEALER/INSTALLER”) HEREBY WARRANTS THE WORKMANSHIP (LABOR WARRANTY) UNDER NORMAL USE AND SERVICE, SUBJECT TO THE FOLLOWING LIMITATIONS:

**1. PARTS:**

DEALER/INSTALLER WILL SUPPLY AT NO CHARGE TO OWNER, NEW OR REBUILT REPLACEMENT PARTS FOR DEFECTIVE PRODUCTS FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL PRODUCT-RELATED COSTS REQUIRED TO REPAIR THE GEMSTONE LIGHTS SYSTEM.

**2. LABOR:**

FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION, DEALER/INSTALLER WILL PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO THE OWNER; OR AT THE MANUFACTURER’S OPTION, WILL UNDERWRITE THE COST OF HAVING AN AUTHORIZED GEMSTONE DEALER PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO OWNER. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL LABOR CHARGES TO REMOVE, REPAIR OR REPLACE A DEFECTIVE PRODUCT.

**3. LIMITATIONS:**

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF THE MANUFACTURER AND DEALER/INSTALLER.

ONLY DEALER/INSTALLER CAN ISSUE AND ACTIVATE THIS WARRANTY.

GEMSTONE LIGHTS SYSTEM INCLUDES BUILT-IN SURGE PROTECTIONS. DEALER/INSTALLER RECOMMENDS THE USE OF A SURGE PROTECTOR IN THE CIRCUIT FOR POWERING THE GEMSTONE CONTROLLER AS AN EXTRA LAYER OF PROTECTION.

THIS WARRANTY DOES NOT COVER COSMETIC DAMAGE, OR DAMAGE DUE TO ACT OF GOD, INCLUDING BUT NOT LIMITED TO WIND AND LIGHTNING, POWER INTERRUPTIONS OR SURGES, ACCIDENT, MISUSE, ABUSE, NEGLIGENCE, COMMERCIAL USE OR MODIFICATION OF, OR TO,

THE PRODUCT OR ANY COMPONENTS, INCLUDING ANY OPTIONS.

THIS WARRANTY DOES NOT COVER DAMAGE DUE TO IMPROPER OPERATION OR MAINTENANCE, CONNECTION TO, OR FLUCTUATION OF, AN IMPROPER VOLTAGE SUPPLY, OR ATTEMPTED REPAIR BY ANYONE OTHER THAN THE DEALER/INSTALLER’S SERVICE TECHNICIANS.

OWNER MUST REGISTER THEIR PRODUCT WITH MANUFACTURER AFTER INSTALLATION IS COMPLETED FOR PART WARRANTY COVERAGE. OWNER WILL ALSO NEED TO PROVIDE PROOF OF PURCHASE IN THE FORM OF NEBULA BILL OF SALE OR INVOICE MUST BE PRESENTED TO OBTAIN WARRANTY SERVICES.

THIS WARRANTY IS INVALID IF THE FACTORY-ASSIGNED SERIAL NUMBER HAS BEEN ALTERED OR REMOVED FROM THE PRODUCT.

“REPAIR OR REPLACEMENT” AS PROVIDED UNDER THIS WARRANTY IS THE EXCLUSIVE REMEDY OF THE OWNER.

MANUFACTURER SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ON THIS PRODUCT, EXCEPT TO THE EXTENT PERMITTED BY APPLICABLE LAW.

TO REQUEST RESOLUTION OF A WARRANTY QUESTION OR PROBLEM, CONTACT NEBULA LED LIGHTING SYSTEMS:

[WWW.NEBULALIGHTING.COM/REQUEST-SERVICE](http://WWW.NEBULALIGHTING.COM/REQUEST-SERVICE) OR [INFO@NEBULALIGHTING.COM](mailto:INFO@NEBULALIGHTING.COM)

## **10 YEARS PARTS AND LABOR WARRANTY FROM NEBULA LIGHTING SYSTEMS**

# MEET YOUR TEAM



**MARC BAYKARA**  
**SALES MANAGER**

HOA / CDD LIAISON  
MARCB@NEBULALIGHTING.COM



**BEN WILLIAMS**

INSTALLATION &  
SERVICE MANAGER  
BENW@NEBULALIGHTING.COM



**MARIANA POLKOSNIK**

ADMINISTRATIVE  
COORDINATOR  
MARIANAP@NEBULALIGHTING.COM

# GET SUPPORT



**NEBULALIGHTING.COM**

OR CALL  
813-996-0001



**REQUEST SERVICE**

<https://nebulalighting.com/request-service/>



**REQUEST A QUOTE**

<https://nebulalighting.com/residential-quote/>



**WE LOOK FORWARD TO ADDING YOU  
THE NEBULA FAMILY!**

**THANK YOU**



gemstone lights  
SMART | OUTDOOR | LIGHTING

# FLOOD LIGHTS GUIDE

[gemstonelights.com](http://gemstonelights.com)



# Gemstone Lights System

## Flood Lights

Transform your home with Gemstone Flood Lights™. The perfect lighting can completely upgrade any property; light up the yard to celebrate the holiday, support a favorite sports team, or create better accent lighting! Use your flood lights as a stand-alone feature or expand your current system capabilities by adding more.

Using the Gemstone Lights Hub app, control your lights from a single app on your mobile device or tablet. What does that mean for you? Unrivaled connection and customization, no matter where you are!

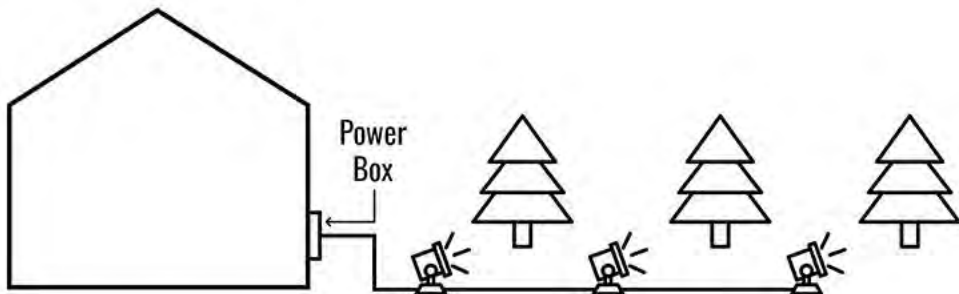
The app allows you to adjust your lights' brightness, hue, color, and mode with just a few taps on your phone. Suddenly you can set the mood for any occasion from across the room or when you're away.



# How It Works

## Install Process

The power box is installed on your home and one wire is run underground, sequentially, to each individual flood light.



## Gemstone Lights HUB Features

- True warm white
- 1,000+ pre-built patterns
- Color wheel
- Zones/individually addressable lights
- Timers
- 16 million+ colors
- Family management & sharing
- 20+ animations
- Alexa and Google integrations



# Specifications & Certifications

Emitting Colors:	RGBW
Beam Angle:	25 Degrees
Lumens:	768 (RGBW)
Bulb Life Expectancy:	50,000+ Hours

Operating Voltage:	DC24V
Watts/landscape light	18W
Lens Type:	Clear
Waterproof:	IP65
Size:	Depth 3" Width 5 1/2" Height 5 1/2"
Max Power Draw:	0.75A
Color Temperature	2800-3200K
Operating Temperature:	-30°C to 50°C / -22°F to 122°F



Learn More



[gemstonelights.com](http://gemstonelights.com)



# COMMERCIAL LIGHTING

by

 gemstone lights®





## GEMSTONE LIGHTS® SYSTEM

Gemstone Lights System is an innovative lighting solution for businesses that provides the ultimate control to users. Our track system, lights, and proprietary controller work together seamlessly to create stunning colors, patterns, and animations. With our cloud-enabled Gemstone Lights HUB, you can easily create and customize your lighting design to suit your specific needs.

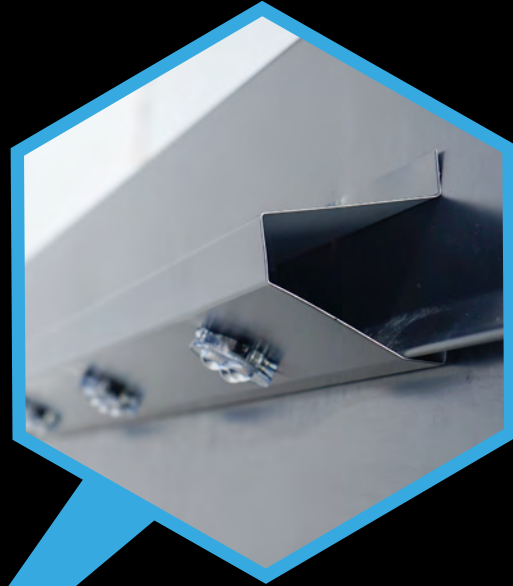
## GEMSTONE LIGHTS® TRACK

Constructed from industrial grade aluminum, our tracks are incredibly durable and resistant to degradation over time. With over 150 color options available, we can customize our track profile to match the style and aesthetic of all types of buildings and unique structures.



## COMMERCIAL TRACK

Our Commercial Track is designed to be used in side-mount applications. Commercial buildings often do not have a roof overhang, so this track was engineered to have the lights shine out at a 20° angle. This makes the lights more visible and buildings more noticeable from afar.



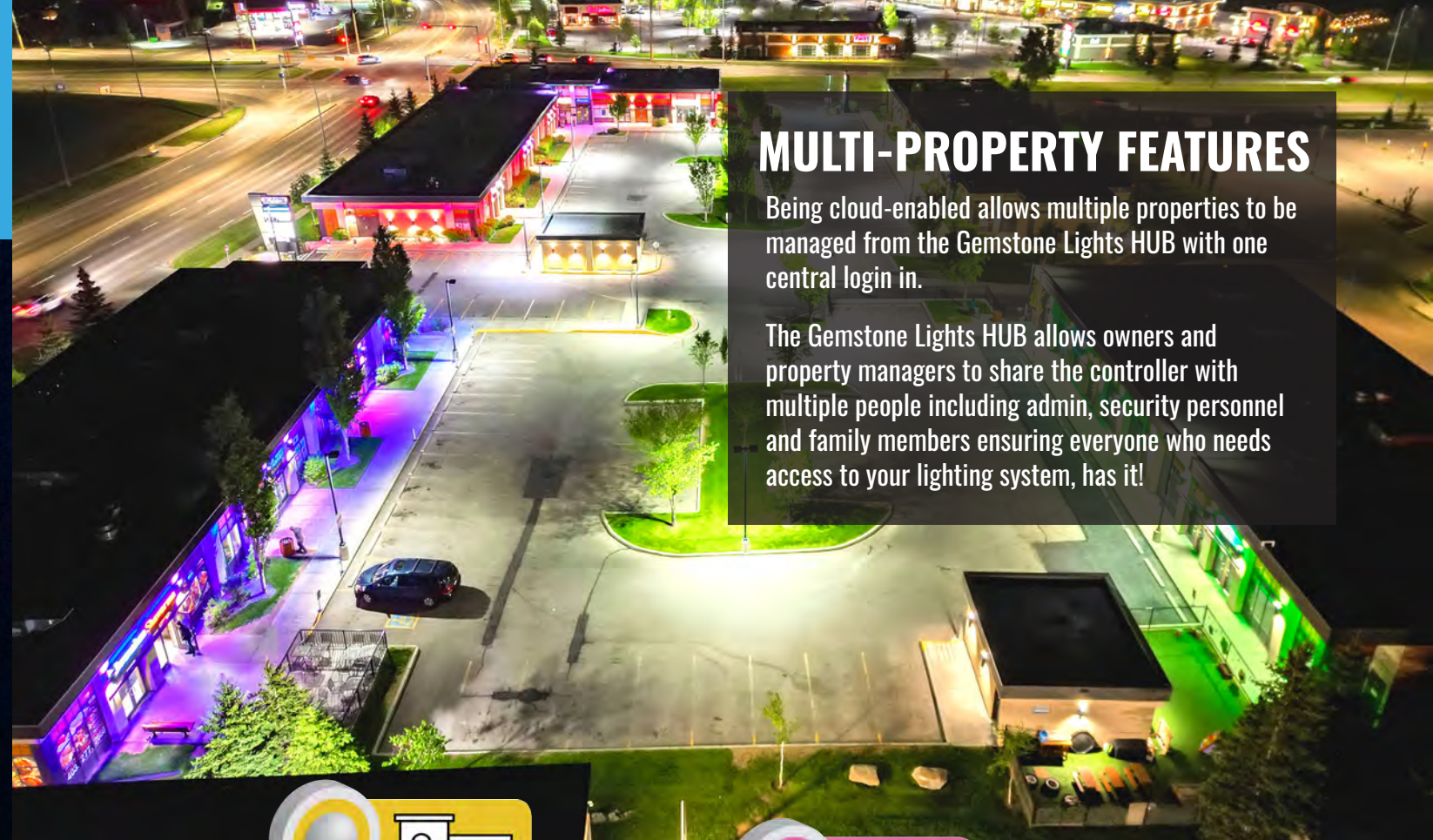
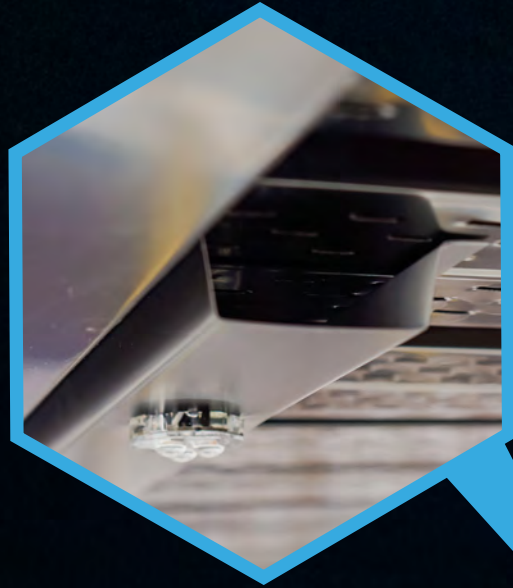
## U CHANNEL TRACK

U-channel is a great option for unique applications. This track is extremely low profile, making it perfect for tight spaces or indoor lighting. The primary bracket can be mounted in a variety of different ways making it possible to have Gemstone Lights in virtually any place you choose.



## HAT TRACK

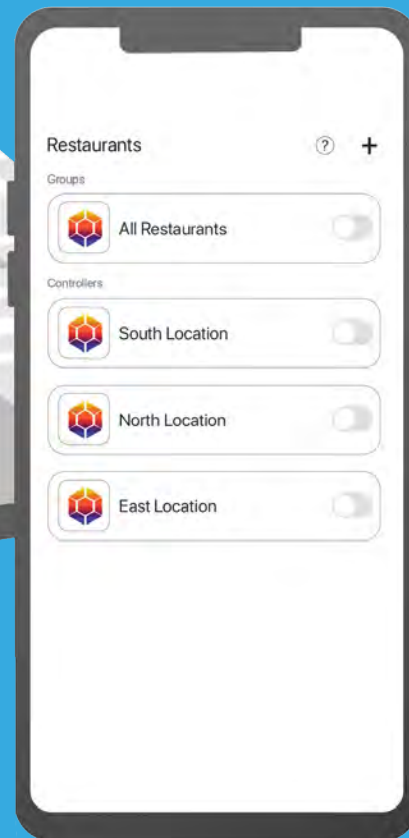
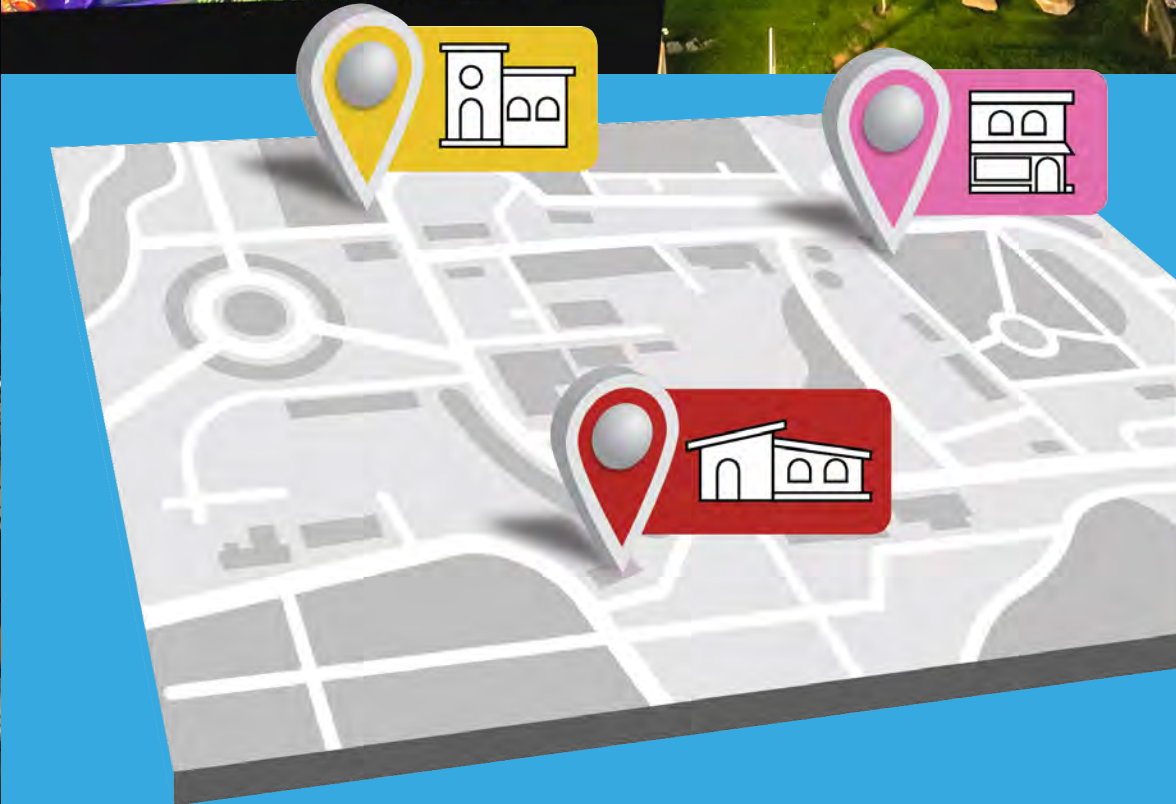
Hat Track is fastened permanently to the soffit by sliding one side of the track under the L-trim of the fascia and inserting a color-matched screw into the other side or screwing the track in on both sides where L-trim isn't used.



## MULTI-PROPERTY FEATURES

Being cloud-enabled allows multiple properties to be managed from the Gemstone Lights HUB with one central login in.

The Gemstone Lights HUB allows owners and property managers to share the controller with multiple people including admin, security personnel and family members ensuring everyone who needs access to your lighting system, has it!

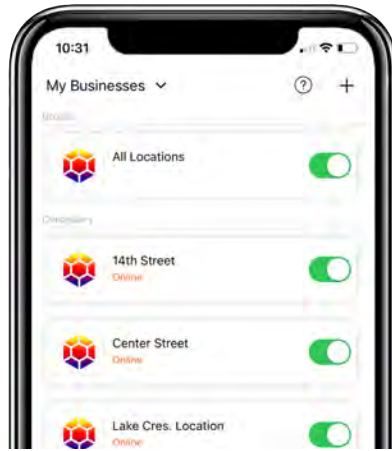


## SECURITY LIGHTING

Easily illuminate your building at night for added security. Whether it's the front door, back door, side entrances or all 3; you have the ability to easily select which areas you light up.

# GEMSTONE LIGHTS® HUB

Unlock your creative potential with Gemstone Lights' HUB and cloud-enabled system. Customize and create your own colors, patterns, and animations from anywhere, giving you the flexibility to make changes on the go.



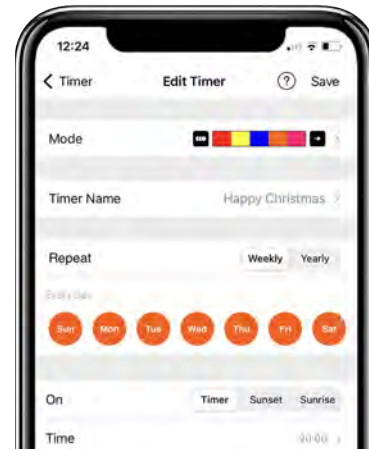
## MULTI-PROPERTY MANAGEMENT

Manage lights on multiple properties from one central login.



## ZONES/ INDIVIDUALLY ADDRESSABLE LIGHTS

With Gemstone Lights® you have the ability to control each light individually, giving you the flexibility to turn on all your lights or just the ones over a specific entrance.



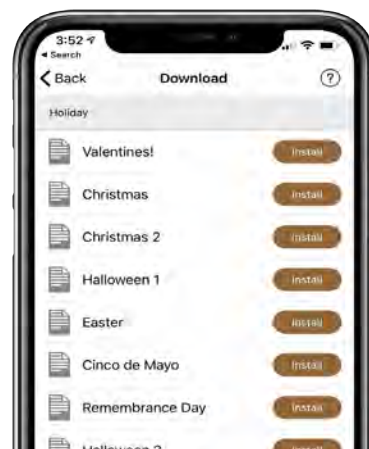
## TIMERS

Easily assign a color, pattern or animation to a custom schedule of your choice, including sunset to sunrise.



## COLOR WHEEL

Easily choose your favorite color and save it as a pre-set. Fine-tune your color with a preview, ensuring that your lighting is tailored to your preferences.



## DOWNLOAD PATTERNS

Choose from over 500 pre-built patterns in a variety of themed folders including holidays, sports teams and special events.



## FOLDERS

Add your own pattern into a folder or create your own personal folder to add patterns and animations.

## THE CLOUD-ENABLED ADVANTAGE

The Gemstone Lights controller is a cloud-enabled application. Control your lights remotely, set timers and run updates from any location with an internet connection.

## KEY FEATURES

The Gemstone Lights controller and HUB app are packed with features allowing complete customization and control.

- Choose from dozens of pre-built folders with 500+ pre-built patterns, including national and traditional holiday folders, sports teams, and special occasions
- Create custom colors, patterns and animations that represent your brand
- Simply control your lights with the on/off toggle
- Use sliders to adjust animation speed and brightness level
- Access built-in instructions for tutorials
- Save your favorite patterns for easy access into the favorites folder
- Design custom colors, patterns and animations
- Dedicated Architectural folders with multiple pre-built patterns
- Easy-to-use color wheel

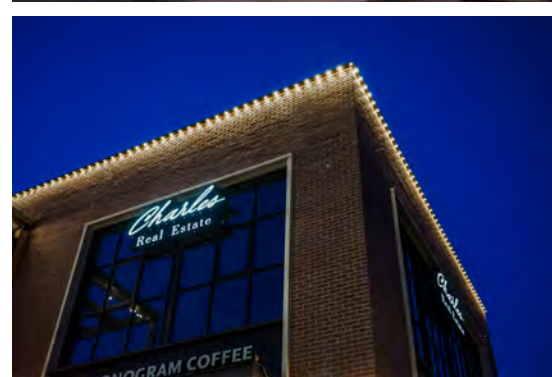
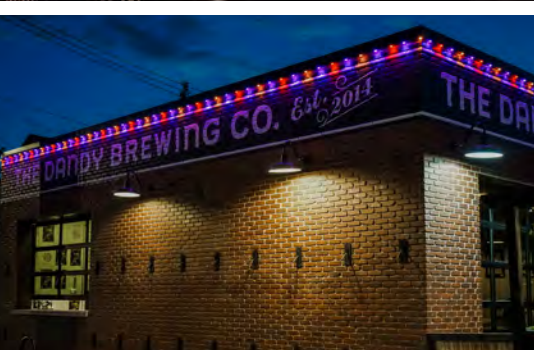
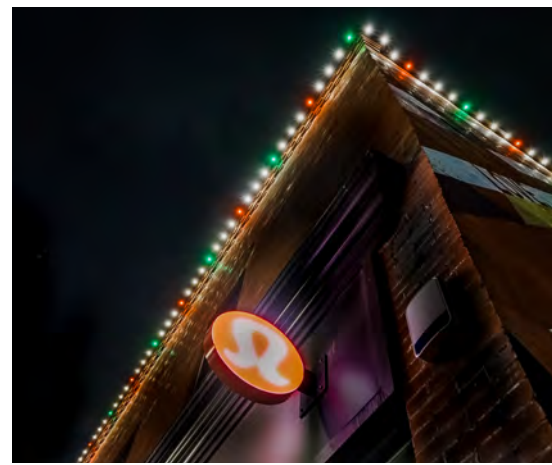
## TIMERS

- Use daily sunset to sunrise timers for effortless automation
- Easily activate timers with an on/off toggle
- Save multiple timers for convenient use
- Schedule yearly or daily repeating timers
- Set timers for holidays and special events

## CUSTOM

- Control each light individually and watch it come to life with just a few clicks
- Light up your customer entrance, highlight your building's architectural features, or illuminate back exits for added security
- Save and store multiple custom patterns to use whenever you want, making it easy to switch up the ambiance of your space



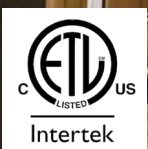


# LIGHTING SPECIFICATIONS AND TECHNICAL DATA

Beam Angle	92°
Emitting Color	RGBWW (Red, Green, Blue, Warm White)
Operating Voltage	12V
Lens Type	Clear
IP	67
Lumens	60-100 lm/ft*

Operating Temp.	All North American Climates
CCT Color Range	2800K - 7000K
Bulb Life Expectancy	50,000+ Hours
Diameter	30mm
Max Power Draw	0.96 W/Light

\*The testing results exhibited a range of 60-100 lm/ft when measured from different distances while standing directly beneath the light.



[gemstonelights.com](http://gemstonelights.com)



## **Tab 2**

















## **Tab 3**

# LAKE SIDE

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## COMMUNITY ASSET MANAGEMENT REPORT



June 8, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Opopka Street

## ➤ General Updates, Recent & Upcoming Maintenance Events:

- **Bahia Sod – June Fertilization Guidelines:** Apply slow-release nitrogen (SRN) at a rate of 1.0 lb. N per 1,000 sq. ft. This application is intended to support consistent turf growth and overall vigor. The use of slow-release nitrogen promotes gradual nutrient availability while helping to minimize leaching and excessive surge growth.
- **Shrub, Tree, and Groundcover – June Fertilization Guidelines:** All plantings will receive an application of complete fertilizer, with the formula adjusted according to current soil test results. Applications are made in accordance with the annual rate of 4–6 lbs. N per 1,000 sq. ft., with a minimum of 50% of the nitrogen provided in a slow-release form. This fertilization is intended to promote healthy foliage development, strengthen root systems, improve overall plant vigor, and support consistent growth throughout the landscape. The use of slow-release nitrogen provides gradual nutrient availability, helping to reduce nutrient leaching while encouraging steady, sustainable plant performance.

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. **Opopka Street:** A large circular section of browning turf on the west side of the roadway, previously noted in prior reports, has nearly doubled in size since the last inspection; request immediate inspection for disease, fungus, pest activity, and other contributing factors to prevent continued spread and turf loss. **(Pic 1)**



2. **Opopka Street:** Annuals within the community entryway are generally maintaining good color and overall health. However, the beds appear slightly disturbed, with some plantings leaning or displaced. **(Pic 2)**



# Newport Shores Drive, Newport Shores Drive Park

3. **Newport Shores Drive:** Previously reported thinning and browning turf on the north side of the roadway west of Opopka Street remains present, though conditions appear relatively unchanged since the last inspection. Request update regarding any findings related to the cause of the decline and any planned corrective actions. **(Pic 3)**



5. **Newport Shores Drive(Park):** Dollarweed was again observed within a mulched plant bed near the pond bank; inspection for over-irrigation is recommended, along with hand removal of weeds from the bed. **(Pic 5)**



4. **Newport Shores Drive(Park):** Multiple browning and thinning turf areas remain present within the park directly across from Opoka Street; although conditions appear relatively unchanged since the previous inspection, the lack of recovery within this highly visible area remains concerning. Request confirmation of optimal irrigation coverage and consideration of reseeding efforts to improve turf density and appearance. **(Pics 4A, 4B>, & 4C>)**



# Sea Bridge Drive, PS3

6. **Pump Station(PS3):** Both roadway easements in front of the pump station continue to exhibit significant turf loss and weed encroachment. While utility access and maintenance operations likely play a role in the condition of these areas, the extent of the decline warrants attention. Please provide an update regarding any planned corrective actions, restoration efforts, or timeline for recovery.(Pics 6A & 6B)



7. **Pump Station(PS3):** Exposed sand, weed presence, and declining turf were observed surrounding the utilities near the pump station. Frequent utility access and surrounding concrete likely contribute to these conditions. Mulching these areas would improve appearance and reduce maintenance needs. A proposal for mulch installation was previously requested. (Pic 7>)

8. **Sea Bridge Drive:** Missing and thinning turf areas remain present along the south side of the roadway; however, recent rainfall appears to have improved overall turf health, with the remaining grass showing greener coloration.. (Pics 8A & 8B)



# Marble Sands Court, Sea Bridge Drive, PS1

**9. Marble Sands Court:** Missing turf remains present within the center of the small turfed roundabout at the south end of the roadway; while surrounding turf appears healthy and well maintained, consideration should be given to future turf replacement to restore a uniform appearance throughout the area. **(Pic 9)**



**11. Sea Bridge Drive:** Missing turf consistent with previous inspections were observed within the bridge area easements; conditions appear relatively unchanged and will continue to be monitored for signs of recovery or further decline. **(Pic 11)**



**10. Sea Bridge Drive:** The previously reported failing trees within the bridge area have been removed, resulting in a cleaner, healthier appearance and improving the overall presentation of the landscape. **(Pic 10)**



**12. Pump Station(PS1):** Overall, the pump station and surrounding mulched landscape areas were observed to be well maintained and neatly detailed. Plantings appear healthy and cared for, contributing to a clean, organized, and visually appealing appearance throughout the area. **(Pic 12)**



# Crest Lake Drive, PS2, General Note

**13. Crest Lake Drive:** The small CDD-owned turf area directly across from the pump station remains consistent with previous inspections, exhibiting extensive thinning and browning turf with little noticeable improvement observed. **(Pic 13)**



**15. General Note(Edging):** Soft edging throughout the community is inconsistent in several areas, with turf grass encroachment occurring within numerous mulched landscape beds. This condition diminishes bed definition, negatively impacts overall appearance, and creates competition with landscape plantings for nutrients, moisture, and growing space. Improved edge maintenance is recommended to maintain a cleaner appearance and support healthier landscape conditions throughout the property. **(Pic 15)**



**14. Pump Station(PS2):** Damaged irrigation drip lines remain present from previous inspections; repair is recommended to restore proper irrigation coverage, prevent water loss, minimize bed washouts and mulch displacement, and support the continued health of the surrounding landscape plantings. **(Pics 14A & 14B>)**



# PS1, Lakemont Drive, Crest Lake Drive

**16. Pump Station(PS2):** Browning turf, thinning coverage, and exposed soil remain present within the turf areas on either side of the pump station; however, recent rainfall appears to have improved overall turf color and encouraged signs of recovery. Continued monitoring is recommended, and consideration should be given to future reseeding or turf replacement should these areas fail to fully recover. **(Pics 16A & 16B)**



**17. Crest Lake Drive:** Exposed sand was observed within a small area of the monument sign bed directly across from Higgins Lane; the condition may be indicative of a minor irrigation-related washout. Inspection of the irrigation system is recommended to identify any damaged components and prevent further erosion within the bed. **(Pic 17>)**

**18. Lakemont Drive:** Active work was observed south of the clubhouse on the west side of the roadway. Turf within the apparent access path used by crews exhibits damage, browning, and wear consistent with repeated vehicle traffic. Request a wet check of the area to confirm no irrigation heads, lines, or other components have been damaged and that adequate irrigation coverage is being provided. **(Pics 18A & 18B)**



# Lakemont Drive, Higgins Lane

**19. Lakemont Drive:** The median just north of Sea Bridge Drive and Crest Lake Drive was observed to be well maintained overall, with healthy turf, cleanly detailed plantings, and strong overall presentation. Minor soft edging deficiencies were noted; however, the area continues to provide a positive visual impact within this important focal point of the community. **(Pic 19)**



**21. Lakemont Drive:** A linear patch of browning turf was observed within the median just south of the Higgins Lane intersection; inspection for irrigation issues, disease, fungus, and other potential contributors to the decline is recommended. As well as the bullnose north of the intersection exhibiting browning turf. **(Pics 21A & 21B)**



**20. Higgins Lane:** Medians throughout the roadway continue to exhibit previously noted conditions, with the bullnose areas lacking turf coverage and displaying considerable dieback. Weed presence noted throughout the landscape beds, particularly within bare or sparsely planted areas. Continued weed control and turf restoration efforts are recommended. **(Pics 20A & 20B>)**



# Lakemont Drive Entrance

**22. Lakemont Drive Entrance:** Annual beds at the north end of the roadway remain inconsistent in appearance, with one bed maintaining healthy color, clean detailing, and no notable weed presence, while the remaining two beds exhibit significant stress, disturbed plantings, and weed intrusion. If replacement annuals are not planned, removal of the failing material and installation of mulch is recommended to provide a cleaner and more uniform appearance.  
**(Pics 22A, 22B, & 22C)**



**23. Lakemont Drive Entrance:** A large area of browning and thinning turf remains present along the east side of the roadway at the community entrance, extending into the property from the previously reported oversaturated area. The remaining turf appears healthy and is showing signs of recovery and improved coloration; consideration should be given to future reseeding efforts to restore density and improve the overall appearance of the area.  
**(Pic 23)**



# Tab 4



## Lakeside CDD | Monument #3 Landscape Rejuvenation

**Date** 6/23/2026

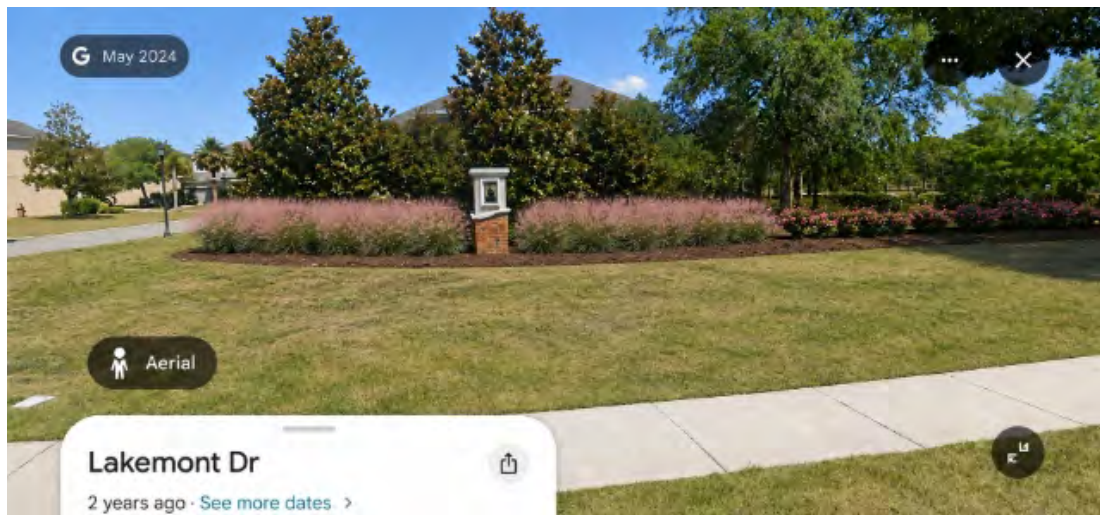
**Customer** Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

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

Pine Lake Services, LLC 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@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

### Scope Description:

Demo existing Juniper/ Install 80 pink Muhly/ Install 24 fashion Azalea/ 60 bags mini pine bark nuggets



### Demo and Prep

#### Demo and Prep

Items	Quantity	Unit
Crew Truck + Install Trailer	1.00	Day
Dumping Charge	1.00	EA

Demo and Prep: \$1,830.40

**Plant Material Install**

**Plant Material Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
Muhly Grass 3g	80.00	EA
3 gal Azalea	24.00	3 Gal
Mulch Pine Bark 3 CuFt Bag	60.00	EA
<b>Plant Material Install:</b>		<b>\$2,482.00</b>

**Irrigation Repair/Installation**

**Irrigation Enhancement**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
Drip Line 250ft Roll	1.00	EA
<b>Irrigation Enhancement:</b>		<b>\$400.46</b>

**PROJECT TOTAL: \$4,712.86**

**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.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection,

including but not limited to court and attorney's fees as additional sums owed.

## **Exclusions**

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 it's 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





## Lakeside CDD | Landscape Replenishment | 6.17.26

**Date** 6/23/2026

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

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

Pine Lake Services, LLC 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@pinelakeLLC.com or (813) 948-4736.

### Scope Description:

Replace plants throughout the community:

Monuments 1,4,3,6,7 Install Blue daze

Apopka Entrance: install bottlebrush, Queen Emma Crinum Lilies, Arboricola, Jasmine minima,

Lakemont TH Beds: Install Arboricola and Blue Daze

### Plant Material Install

#### Plant Material Install

Items	Quantity	Unit
Blue Daze - 1 gal	122.00	EA
Arboricola 3g	55.00	EA
7 gal Crinum Lily 'Queen Emma'	2.00	7gal
Minima Asian Jasmine 1 Gal	7.00	EA
Dwarf Firebush - 3 Gal	20.00	EA
Freight	1.00	EA

**Plant Material Install:** \$3,239.00

### Irrigation Repair/Installation

## Irrigation Enhancement

Items	Quantity	Unit
Irrigation Parts	25.00	Dollars
<b>Irrigation Enhancement:</b>		<b>\$190.00</b>
<b>PROJECT TOTAL:</b>		<b>\$3,429.00</b>

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### Terms & Conditions

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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



# Tab 5



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** August 5, 2026, at 6:00 pm
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 1-Charles Wood); Term 11/22-11/26 (Seat 2-Linda Ramlot); Term 11/22 – 11/26 (Seat 5-Barbara Callahan)

District  
Manager's  
Report

July 1

2026

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<u>FINANCIAL SUMMARY</u>		<u>4/30/2026</u>
General Fund Cash & Investment Balance:		\$376,744
Reserve Fund Cash & Investment Balance:		\$841,388
Debt Service Fund Investment Balance:		<u>\$1,310,984</u>
<b>Total Cash and Investment Balances:</b>		<b>\$2,529,116</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$28,489</b>		<b>Budget</b>

## **Tab 6**



# Quarterly Compliance Audit Report

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## Lakeside

**Date:** June 2026 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

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

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Web Accessibility Glossary	11

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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**

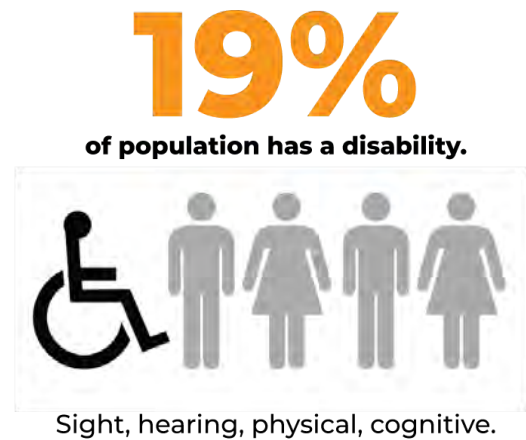
## Compliance Criteria

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

**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 public hearing, closed shade session, and regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, June 3, 2026, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

Linda Ramlot	Board Supervisor, Chair
Charles Wood	Board Supervisor, Assistant Secretary
Barbara Callahan	Board Supervisor, Assistant Secretary
Christina Brooks	Board Supervisor, Vice Chair
Haydia Molina	Board Supervisor, Assistant Secretary

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Megan Birnholz- Couture	District Counsel, Kilinski Van Wyk
Amy Palmer	District Engineer, Lighthouse Engineering
Ron Mosley	Alarm Engineering
Roger Chatleain	Account Manager, Pine Lake
Alex Solano	Aquatic Weed Control
Jeff King	Acct. Manager, Pine Lake
Dylan Campbell	Landscape Inspection Manager, Rizzetta & Company
Lawrence Penrod	Maintenance Representative, Rizzetta & Company

Audience Present

**FIRST ORDER OF BUSINESS**

**Called to Order**

Mr. Adams called the meeting to order at 6:00 p.m. and confirmed the presence of a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board received resident comments regarding overgrown weeds at 13700 Moosehead. Additional concerns were expressed regarding a shed, irrigation, and community signage.

**THIRD ORDER OF BUSINESS**

**Discussion of FY 2026-2027 Budget**

The Board discussed the FY 2026-2027 Budget.

50  
51 **FOURTH ORDER OF BUSINESS** **Consideration of Vacant Seat Resume**

On a Motion by Ms. Brooks, seconded by Ms. Callahan, with four in favor, the Board of Supervisors appointed Haydie Molina as Board Supervisor serving in Seat 4 with a term of 4 years (2024-2028), Lakeside Community Development District. Haydie agreed to get compensation for every meeting.

52  
53 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026:15 -**  
54 **Electing Officers**

On a Motion by Ms. Brooks, seconded by Ms. Molina, with all in favor, the Board of Supervisors approved the Resolution of adding Susan Garcia as Assistant Treasurer, Lakeside Community Development District.

55  
56 **SIXTH ORDER OF BUSINESS** **Discussion Regarding the Shed**

57  
58 The Board and the District Engineer discussed the shed location and the District Engineer  
59 Said she is still working on it with the County.

60  
61 **SEVENTH ORDER OF BUSINESS** **Consideration of the Sign Proposal**

62  
63 The Board discussed the pending delivery of signs for striping and crosswalks. The Board also  
64 discussed the pending relocation of the 20 mph speed limit sign and noted that the delay was  
65 due to maintenance staffing changes.

66  
67 **EIGHTH ORDER OF BUSINESS** **Consideration of Meadow Oaks**  
68 **Agreement regarding Pasco County**  
69 **Utilities and Brightland Homes**

70  
71 Meadow Oaks coordination is ongoing with District Counsel and the District Engineer regarding  
72 billing and reimbursements. The current status reflects that no action is required at this time,  
73 and updates will be provided as they become available.

74  
75 **NINTH ORDER OF BUSINESS** **Public Hearing on Rulemaking and Rule**  
76 **Development for the Amended Towing**  
77 **Rules**

78  
79 **1. Consideration of Resolution 2026-16 - Towing Policies**

On a Motion by Ms. Brooks, seconded by Mr. Ramlot, with all in favor, Board of Supervisors opened the public hearing on the Rulemaking and Rule Development for the Amended Towing Rules, Lakeside Community Development District.

80  
81 District Counsel reviewed the revised Parking Rules, including updated definitions and  
82 enforcement procedures. Counsel explained that towing will occur only upon notification to the  
83 District Manager, and the Board selected A1 Towing as the District's towing vendor.

On a Motion by Ms. Brooks, seconded by Mr. Wood, with all in favor,  
Board of Supervisors closed the public hearing on the Rulemaking and Rule Development  
for the Amended Towing Rules, Lakeside Community Development District.

**TENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Engineer**

Ms. Palmer reviewed her report. Stripping has been completed, and the invoice is approved for payment.

**B. AWC Waterway Inspection Report**

Mr. Solano reviewed his report. The Board requested the team to notify the District if any erosion is observed. The Board also requested the team to spray the inlets, as debris is blocking the flow.

**C. Landscape Inspection Report**

Mr. Campbell provided feedback on his report and inquired about the annuals, noting the District is completing three rotations instead of four. He also reported that the Apopka well is down and there are two mainline breaks.

**D. Pine Lake Landscape/Irrigation Inspection Report (Under Separate Cover)**

Mr. Chatleain reviewed his landscaping recap. The Higgins project is scheduled to begin on the 15th. Mr. Chatleain will obtain a sod and fill-in proposal, which will be presented on the next month's agenda.

**E. Maintenance Report**

Mr. Penrod was introduced as the new on-site maintenance staff member, and the District Manager provided an update.

**F. District Counsel**

Ms. Rinaldi reviewed her report and reminded the Board of the Form 1 filing requirements and the upcoming election.

**G. District Manager**

**1. Presentation of District Managers' Report and Monthly Financials**

Mr. Adams reminded the Board that the next meeting was scheduled for July 1, 2026 at 10:00 a.m. at the Lakeside Amenity Center.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors April 4, 2026**

On a Motion by Ms. Brooks, seconded by Mr. Ramlot, with all in favor, the Board of Supervisors approved the April 4, 2026, minutes, as amended by District Counsel, for Lakeside Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors Special Meeting Bid Openings for Pond and Wetland Projects April 15, 2026 (Under Separate Cover)**

126 The Board tabled the item.

127  
128 **THIRTEENTH ORDER OF BUSINESS**                      **Consideration of Operation &**  
129 **Maintenance Expenditures for April 2026**  
130

On a Motion by Ms. Brooks, and seconded by Mr. Wood, with all in favor, the Board of Supervisors ratified April 2026 (\$79,214.82) Operation and Maintenance Expenditures, as discussed, for the Lakeside Community Development District.

131  
132 **FOURTEENTH ORDER OF BUSINESS**                      **Closed Shade Session:**  
133 **Discussion of District's Security System**  
134 **Plan**

135 The Shade Session commenced at 12:25 p.m.

136  
137 The Board discussed the District's security system plan.

138  
139 The Shade Session concluded at 12:32 p.m.

140  
141 **FIFTEENTH ORDER OF BUSINESS**                      **Supervisor Requests and Audience**  
142 **Comments**

143  
144 There were no further requests or comments.

145  
146 **SIXTEENTH ORDER OF BUSINESS**                      **Adjournment**

147  
148 Mr. Adams stated that if there were no more business to come before the Board of  
149 Supervisors, then a motion to adjourn would be in order.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 12:40 p.m., for the Lakeside Community Development District.

151  
152  
153  
154  
155  
156 \_\_\_\_\_  
Secretary/Assistant Secretary

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

# Tab 8

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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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 May 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$51,585.39**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Lakeside Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	300256	1139474	Aquatic Maintenance 05/26	\$ 2,341.00
Barbara A. Callahan	20260527-1	BC050626-235	Board of Supervisors Meeting 05/06/26	\$ 200.00
Charles Wood	300259	CW050626-235	Board of Supervisors Meeting 05/06/26	\$ 200.00
Christina Brooks	300260	CB050626-235	Board of Supervisors Meeting 05/06/26	\$ 200.00
Kazars Electric, Inc.	300257	S-17735A	Miscellaneous Expense 05/26	\$ 170.00
Kilinski Van Wyk, PLLC	300253	14934	Legal Services 04/26	\$ 5,812.65
Kilinski Van Wyk, PLLC	300253	14935	Legal Services 04/26	\$ 315.00
Linda Ramlot	20260527-2	LR050626-235	Board of Supervisors Meeting 05/06/26	\$ 200.00
Pine Lake Services, LLC	300249	9878	Irrigation Maintenance 05/26	\$ 1,166.65
Pine Lake Services, LLC	300249	9879	Landscape Maintenance 05/26	\$ 14,633.35
Pine Lake Services, LLC	300249	9880	Irrigation Maintenance 05/26	\$ 1,700.00

# Lakeside Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pine Lake Services, LLC	300254	9981	Irrigation Maintenance 05/26	\$ 9,411.39
Pine Lake Services, LLC	300254	10003	Irrigation Repair 05/26	\$ 1,486.24
Pine Lake Services, LLC	300254	10004	Irrigation Repair 05/26	\$ 3,069.08
Rizzetta & Company, Inc.	300248	INV0000109126	Accounting Services 05/26	\$ 5,724.08
Rizzetta & Company, Inc.	300251	INV0000109313	Cell Phone 04/26	\$ 50.00
Rizzetta & Company, Inc.	300252	INV0000109340	Personnel Reimbursement, Amenity Management & Oversight 05/26	\$ 1,866.23
Rizzetta & Company, Inc.	300258	INV0000109739	Personnel Reimbursement 05/26	\$ 1,041.72
Spectrum	20260518-1	1740653042826	Internet Services 05/26	\$ 150.03
Suncoast Rust Control, Inc.	300250	09308	Rust Control 04/26	\$ 760.00
Times Publishing Company	300255	89247-051726	Legal Advertising 05/26	\$ 177.00
Valley National Bank	20260526-1	CC043026-235	Credit Card Expenses 04/26	\$ 139.63

# Lakeside Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260522-7	1544099-051126	Electric Services 04/26	\$ 199.45
Withlacoochee River Electric Cooperative, Inc.	20260522-5	1544100-051126	Electric Services 04/26	\$ 76.77
Withlacoochee River Electric Cooperative, Inc.	20260522-6	1544101-051126	Electric Services 04/26	\$ 206.18
Withlacoochee River Electric Cooperative, Inc.	20260522-4	1544102-051126	Electric Services 04/26	\$ 119.80
Withlacoochee River Electric Cooperative, Inc.	20260522-1	1544103-051126	Electric Services 04/26	\$ 42.20
Withlacoochee River Electric Cooperative, Inc.	20260522-2	1544104-051126	Electric Services 04/26	\$ 43.18
Withlacoochee River Electric Cooperative, Inc.	20260522-8	1544105-051126	Electric Services 04/26	\$ 41.34
Withlacoochee River Electric Cooperative, Inc.	20260522-3	1544106-051126	Electric Services 04/26	<u>\$ 42.42</u>
<b>Report Totals</b>				<b><u>\$ 51,585.39</u></b>



# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
5/1/2026	1139474

Bill To
Lakeside CDD c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Ste 100 Wesley Chapel, FL 33544

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/31/2026

Description	Amount
Monthly waterway service for 15 ponds, cabbage slough pond and 3 sump areas.	2,341.00

Thank you for your business.

<b>Total</b>	\$2,341.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,341.00



## Kazars Electric Inc

10600 Land O Lakes Blvd  
Land O Lakes, Florida  
34638-6014  
Lic# EC0002272  
P.: 8139299500  
E.: rhode@kazarselectric.com



Invoice Submitted To:

### Lakeside CDD C/O Rizetta and Co.

3434 colwell ave suite 200  
tampa, Florida  
33614  
United States  
P.: 813-994-1001

## INVOICE

Invoice #	S-17735A
Invoice Date	15-May-2026
Terms	COD

Job Code	Job Address
S-17735	Lakeside Community, 13470 Newport Shores Dr, Hudson, Florida, 34669, United States

**Job Notes :** POC Roger 813-240-5297

Electrical running across the irrigaiton pump on the electrical side of the crest lake whale. They are getting shocked when they touch the metal rack holding the electrical panel.

investigated problem with electric shock at electrical service for irrigation pump. found that when well pump comes on we have voltage on the metal framing. well pump is blown and energized the grounding circuit.  
need new well pump.

Description	Qty.	Unit Price (\$)	Tax (\$)	Sub Total (\$)
First Hour	1.00	170.00	0.00	170.00
			Total:	\$ 170.00
			(+) Tax:	\$ 0.00
			<b>Grand Total:</b>	<b>\$ 170.00</b>
			Amount Paid:	\$ 0.00
			<b>Amount Due:</b>	<b>\$ 170.00</b>

**Invoice Notes :**

### PAYMENT STUB

Kazars Electric Inc  
10600 Land O Lakes Blvd  
Land O Lakes, Florida 34638-6014  
United States  
P.: 8139299500  
E.: rhode@kazarselectric.com

Client Lakeside CDD C/O Rizetta and Co.  
Client Phone 813-994-1001  
Invoice # S-17735A  
Invoice Date 15-May-2026  
Amount Paid 0.00  
Amount Due \$ 170.00  
Amount Enclosed



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Lakeside CDD  
5844 Old Pasco Rd. Suite 100  
Wesley Chapel, FL 33544

# INVOICE

Invoice # 14934  
Date: 05/15/2026  
Due On: 06/14/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$5,812.65	) - ( \$0.00	) = <b>\$5,812.65</b>

## LSCDD-01

Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MB	04/01/2026	Draft amendment to erosion repair services agreement; Initialize drafting resident letter for unauthorized use of district property.	1.30	\$295.00	\$383.50
Service	MH	04/01/2026	Confer with District staff regarding meeting matters, bond refunding, and status of erosion RFP solicitation.	0.20	\$375.00	\$75.00
Service	GR	04/01/2026	Attend Board meeting.	4.10	\$315.00	\$1,291.50
Expense	KB	04/01/2026	Travel: Mileage - GR.	54.00	\$0.725	\$39.15
Service	MB	04/02/2026	Update erosion repair services agreement amendment to include the new provided warranty information.	0.30	\$295.00	\$88.50
Service	GR	04/02/2026	Review and revise amendment to agreement with Blue Water Aquatics for Pond 8 erosion repair project; review status of ongoing projects; confer with District Manager regarding notice of rescheduled public bid opening for Erosion Repair Project.	1.20	\$315.00	\$378.00

Service	MH	04/02/2026	Advise District staff regarding legal requirements related to extended RFP, review notice; advise regarding erosion work needed for Pond 3 and Pond 8 amendment revisions and legal requirements related to e-blasts.	0.80	\$375.00	\$300.00
Service	GR	04/03/2026	Confer with District Manager regarding eblast platform proposal; prepare letter to Tigris Aquatic Services regarding invoice dispute, confer with District Manager regarding the same; confer with District Management regarding notice of Fiscal Year 2027 budget workshop.	0.80	\$315.00	\$252.00
Service	MB	04/06/2026	Confer with District staff regarding photos for the letter to the resident for damage to District property.	0.10	\$295.00	\$29.50
Service	GR	04/08/2026	Confer with District Manager, A. Palmer regarding required submission of Request for Proposals, Addendum No. 4 to the same; review update regarding Pond 8 erosion repair.	0.40	\$315.00	\$126.00
Service	MH	04/14/2026	Review draft withholding letter to vendor disputing payment for services.	0.10	\$375.00	\$37.50
Service	GR	04/15/2026	Confer with District Manager regarding public bid opening for proposals for Erosion Repair Project, attend the same; review proposals received regarding submission requirements, confer with District Manager regarding confirmation of the same; review agenda for budget workshop.	0.80	\$315.00	\$252.00
Service	MH	04/16/2026	Advise regarding RFP matters and legal requirements related to handling of same.	0.30	\$375.00	\$112.50
Service	GR	04/17/2026	Confer with A. Palmer regarding proposal for line striping work.	0.20	\$315.00	\$63.00
Service	MB	04/20/2026	Draft agreement for road restriping.	0.50	\$295.00	\$147.50
Service	GR	04/21/2026	Confer with District Manager regarding public records request related to Erosion Repair Project.	0.20	\$315.00	\$63.00
Service	GR	04/22/2026	Confer with District Manager regarding proposals for Erosion Repair Project, complete legal sufficiency review of proposals	1.40	\$315.00	\$441.00

received for the same.						
Service	GR	04/23/2026	Update resolution awarding contract for the Erosion Repair Project, transmit the same; confer with District Management regarding April agenda materials; confer with A. Palmer regarding RFP proposals received; review and revise letter to 13640 Lakemont Drive regarding damage to District property, photos of the same, confer with District staff regarding restoration necessary for the same.	1.30	\$315.00	\$409.50
Service	LG	04/23/2026	Advise regarding damage caused by unauthorized pool construction.	0.20	\$375.00	\$75.00
Service	CD	04/23/2026	Review and respond to email from District Staff regarding Assessment Resolution documents.	0.20	\$200.00	\$40.00
Service	GR	04/24/2026	Confer with District Manager regarding additional materials for April agenda.	0.20	\$315.00	\$63.00
Service	GR	04/27/2026	Confer with A. Palmer, Landscape Inspection Specialist regarding restoration of District property next to 13640 Lakemont Drive, scope of work for the same; confer with A. Palmer, Chair regarding revised proposal for roadway striping, agreement for the same.	0.70	\$315.00	\$220.50
Service	GR	04/29/2026	Confer with District Manager regarding status of ongoing projects; finalize budget approval resolution for Fiscal Year 2027; confer with District Management regarding materials for May agenda.	1.20	\$315.00	\$378.00
Service	MB	04/29/2026	Initialize preparing for Board of Supervisors meeting.	0.20	\$295.00	\$59.00
Service	MB	04/30/2026	Analyze proposals and agenda items for legal implications of same to prepare for Board meeting.	1.40	\$295.00	\$413.00
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	\$375.00	\$75.00
					<b>Total</b>	<b>\$5,812.65</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Lakeside CDD  
5844 Old Pasco Rd. Suite 100  
Wesley Chapel, FL 33544

# INVOICE

Invoice # 14935  
Date: 05/15/2026  
Due On: 06/14/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$315.00	) - ( \$0.00	) = <b>\$315.00</b>

## LSCDD-106

Lakeside CDD - Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	04/21/2026	Review update regarding Meadow Oaks repairs to District property, engineering review of the same, confer with A. Palmer regarding the same; review photos regarding cracked curbing, status of repair of the same.	0.70	\$315.00	\$220.50
Service	GR	04/22/2026	Confer with A. Palmer regarding cracked curb identified in Meadow Oaks punchlist, failed patch work for the same.	0.20	\$315.00	\$63.00
Service	GR	04/24/2026	Review revised punchlist for restoration of District property.	0.10	\$315.00	\$31.50
<b>Total</b>						<b>\$315.00</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
05/01/26	9878
Terms	Due Date
Net 30	05/31/26

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,166.65	

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

---

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6413 - Lakeside Community Development wetlands D & E RENEWAL 25-26 May 2026		\$1,166.65	\$0.00	\$1,166.65
	<b>Total</b>		<b>\$1,166.65</b>	<b>\$0.00</b>	<b>\$1,166.65</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
05/01/26	9879
Terms	Due Date
Net 30	05/31/26

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.35	

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

---

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6414 - Lakeside Community Development RENEWAL 25-26 May 2026		\$14,633.35	\$0.00	\$14,633.35
	<b>Total</b>		<b>\$14,633.35</b>	<b>\$0.00</b>	<b>\$14,633.35</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
05/01/26	9880
Terms	Due Date
Net 30	05/31/26

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,700.00	

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

---

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6415 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 25 -26 May 2026		\$1,700.00	\$0.00	\$1,700.00
<b>Total</b>			<b>\$1,700.00</b>	<b>\$0.00</b>	<b>\$1,700.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
05/11/26	9981
Terms	Due Date
Net 30	06/10/26

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$9,411.39	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			<b>\$9,411.39</b>	<b>\$0.00</b>	<b>\$9,411.39</b>
	Pine Lake Services, LLC 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@pinelakeLLC.com or (813) 948-4736.				
	Well Repair				
	<i>Irrigation Enhancement</i>		\$9,411.39	\$0.00	\$9,411.39
	<b>Total</b>		<b>\$9,411.39</b>	<b>\$0.00</b>	<b>\$9,411.39</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
05/14/26	10003
Terms	Due Date
Net 30	06/13/26

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,486.24	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,486.24	\$0.00	\$1,486.24
	Pine Lake Services, LLC 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@pinelakeLLC.com or (813) 948-4736.				
	Repair mainline found 4-17-26				
	<i>Irrigation Enhancement</i>		\$1,486.24	\$0.00	\$1,486.24
	<b>Total</b>		<b>\$1,486.24</b>	<b>\$0.00</b>	<b>\$1,486.24</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
05/14/26	10004
Terms	Due Date
Net 30	06/13/26

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$3,069.08	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			<b>\$3,069.08</b>	<b>\$0.00</b>	<b>\$3,069.08</b>
	<p>Pine Lake Services, LLC 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@pinelakeLLC.com or (813) 948-4736.</p>				
	<p>Mainline leaks found during inspection on 5-5-26.</p>				
	<i>Irrigation Enhancement</i>		\$3,069.08	\$0.00	\$3,069.08
	<b>Total</b>		<b>\$3,069.08</b>	<b>\$0.00</b>	<b>\$3,069.08</b>

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

**Invoice**

Date	Invoice #
5/2/2026	INV0000109126

**Bill To:**

LAKESIDE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,491.42	\$1,491.42
Administrative Services	1.00	\$447.50	\$447.50
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$497.08	\$497.08
Landscape Consulting Services	1.00	\$1,075.00	\$1,075.00
Management Services	1.00	\$1,513.08	\$1,513.08
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$5,724.08
		<b>Total</b>	\$5,724.08

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

**Invoice**

Date	Invoice #
5/1/2026	INV0000109313

**Bill To:**

Lakeside CDD 3434 Colwell Aveue Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
April	Upon Receipt	00064

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
<b>Subtotal</b>			\$50.00
<b>Total</b>			\$50.00

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

**Invoice**

Date	Invoice #
5/8/2026	INV0000109340

**Bill To:**

Lakeside CDD 3434 Colwell Aveue Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
May	Upon Receipt	00064

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$791.67	\$791.67
Personnel Reimbursement	1.00	\$1,074.56	\$1,074.56
<b>Subtotal</b>			\$1,866.23
<b>Total</b>			\$1,866.23

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

**Invoice**

Date	Invoice #
5/22/2026	INV0000109739

**Bill To:**

Lakeside CDD 3434 Colwell Aveue Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
May	Upon Receipt	00064

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,041.72	\$1,041.72
<b>Subtotal</b>			\$1,041.72
<b>Total</b>			\$1,041.72

April 28, 2026  
Invoice Number: 1740653042826  
Account Number: 8337 13 063 1740653

Service At: 13970 SEA BRIDGE DR  
SB  
HUDSON FL 34669

**Contact Us**  
Visit us at SpectrumBusiness.net  
Or, call us at 855-252-0675

**Came As Is**

Auto Pay Notice

**NEWS AND INFORMATION**

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.



**Summary** *Service from 04/28/26 through 05/27/26  
details on following pages*

Previous Balance	150.09
Payments Received -Thank You!	-150.09
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.03
Current Charges	\$150.03
<b>YOUR AUTO PAY WILL BE PROCESSED 05/15/26</b>	
<b>Total Due by Auto Pay</b>	<b>\$150.03</b>

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

**Auto Pay -** Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 28 04302026 NNNNNNNN 01 001291 0005

LAKESIDE CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

April 28, 2026  
LAKESIDE CDD

Invoice Number: 1740653042826  
Account Number: 8337 13 063 1740653  
Service At: 13970 SEA BRIDGE DR  
SB  
HUDSON FL 34669

**Total Due by Auto Pay** **\$150.03**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186





Invoice Number: LAKESIDE CDD  
 1740653042826  
 Account Number: 8337 13 063 1740653

Contact Us  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8833 2390 DY RP 28 04302026 NNNNNNNN 01 001291 0005

**Charge Details**

Previous Balance		150.09
EFT Payment	04/15	-150.09
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 04/28/26 will appear on your next bill.

Service from 04/28/26 through 05/27/26

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-80.00

Your promotional price will expire on 10/27/26

**\$120.00**

Spectrum Business™ Internet Total **\$120.00**

**Spectrum Business™ Voice**

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 10/27/26

**\$20.00**

Phone number (727) 233-6225 **\$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total **\$20.00**

**Other Charges**

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

**Taxes, Fees and Charges**

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.14
<b>Taxes, Fees and Charges Total</b>	<b>\$5.03</b>

**Current Charges \$150.03**

**Total Due by Auto Pay \$150.03**

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page...

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



For questions or concerns, please call 1-866-519-1263.





# Invoice

8040 118th Avenue North  
Largo, FL 33773  
(833) 466-7878

## Sun Coast Rust Control

**Bill to** Lakeside CDD  
cddinvoice@rizzetta.com

**Ship to** C/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice** 09308  
**Date** May 1, 2026  
**Terms** Net 30  
**Due date** May 31, 2026  
**Amount due** \$760.00

Items	Quantity	Price	Amount
Commercial Service	1	\$760.00	\$760.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			

**Subtotal** \$760.00  
**Total** \$760.00  
**Paid** \$0.00

**Amount due \$760.00**

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

**Notes**  
Thank you for your business.

# 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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
5/17/26-5/17/26		LAKESIDE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
5/17/2026	Deirdre Bonett	TB117744	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$177.00		89247-051726	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/17/26	5/17/26	89247	Baylink Pasco , tampabay.com	Legal-CLS 2 col	CLOSED EXECUTIVE SESSION  Affidavit Fee	2	1.00x53.00 L	\$175.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
5/17/26-5/17/26		LAKESIDE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
5/17/2026	Deirdre Bonett	TB117744	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$177.00		89247-051726	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

LAKESIDE CDD  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614-8390

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter CLOSED EXECUTIVE SESSION was published in said newspaper by print in the issues of 05/17/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this **05/17/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

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

**NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION  
OF THE BOARD OF SUPERVISORS OF  
THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors (the "Board") of the Lakeside Community Development District ("District") will be held on **Wednesday, June 3, 2026, at 10:00 a.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669.** The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001 ("**District Manager's Office**").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager  
May 17, 2026



CC043026-235

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$9,860.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$154.05
Payments & Credits	\$154.05
Purchases & Other Charges	\$139.63
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$139.63

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

**PAYMENT INFORMATION**

New Balance	\$139.63
<b>Minimum Payment Due</b>	<b>\$139.63</b>
<b>Payment Due Date</b>	<b>May 25, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$154.05-</b>
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	154.05-
		<b>MICHELLE WHITE</b>		<b>\$0.00</b>
		<b>PETER SCHOBERT</b>		<b>\$0.00</b>
		<b>JOHN WOODS</b>		<b>\$139.63</b>
04/07	04/07	8230509FHEHP0HYJY	AMAZON MARK* B77YB0R62 SEATTLE WA	44.49
			MCC: 5999 MERCHANT ZIP:	
04/10	04/10	5270715FM09FKBQP9	THE HOME DEPOT #6865 NEW PRT RCHY FL	95.14
			MCC: 5200 MERCHANT ZIP: 34654000	
		<b>RAMON ESLAVA</b>		<b>\$0.00</b>

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

**PAYMENT INFORMATION**

<b>Payment Due Date</b>	<b>May 25, 2026</b>
<b>New Balance</b>	<b>\$139.63</b>
Minimum Payment Due	\$139.63
Past Due Amount	\$0.00

Make Check  
Payable to:

Amount Enclosed:

\$	
----	--

0 0

LAKESIDE COMMUNITY DEVELOPMENT DIS  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

**Lakeside CDD**

**Credit Card - John Woods**

Limit \$10,000.00

**Closing Date - 04/30/26**

**Payment Date - 05/25/26**

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Misc. Contingency
				<b>001-57900-6409</b>
Date	Vendor Name	Description	Amount	
04/07/26	Amazon	Supplies - no receipt	44.49	44.49
04/10/26	The Home Depot	Microfiber Cloths, Clamp Set, Zinc Flat Washer	95.14	95.14
		<b>TOTAL</b>	139.63	139.63

From: [Scarlett Spongberg](#)  
To: [Karla Pena](#)  
Subject: Re: Lakeside Credit Card Request- Lawrence  
Date: Friday, June 5, 2026 4:14:36 PM  
Attachments: [image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)  
[image019.png](#)  
[40thfayicongreenandgrey\\_5a572c45-abe8-4f5f-bd0a-e02f10e89fa6.png](#)  
[greenphoneicon\\_71a1f5ec-e951-4338-b49b-35dc2e069d7.png](#)  
[greenemailicon\\_489a0c18-1876-47c8-8758-95104acb7c8e.png](#)  
[location\\_088df667-0bbe-4969-9c70-728e89362db8.png](#)  
[codetwo-icons\\_website\\_bfca1c73-24cb-4f40-a8ca-3a34eaf6d661.png](#)  
[codetwo-icons\\_linkedin\\_a5e28cf6-0dcd-4733-b498-71ee7206838e.png](#)  
[codetwo-icons\\_facebook\\_348b959c-687d-44ca-a09f-62fcee5f152d.png](#)  
[codetwo-icons\\_youtube\\_9c90523d-1397-48eb-9cb1-bcb4317e103.png](#)  
[image.png](#)  
[40thfayicongreenandgrey\\_5a572c45-abe8-4f5f-bd0a-e02f10e89fa6.png](#)  
[greenphoneicon\\_71a1f5ec-e951-4338-b49b-35dc2e069d7.png](#)  
[greenemailicon\\_489a0c18-1876-47c8-8758-95104acb7c8e.png](#)  
[location\\_088df667-0bbe-4969-9c70-728e89362db8.png](#)  
[codetwo-icons\\_website\\_bfca1c73-24cb-4f40-a8ca-3a34eaf6d661.png](#)  
[codetwo-icons\\_linkedin\\_a5e28cf6-0dcd-4733-b498-71ee7206838e.png](#)  
[codetwo-icons\\_facebook\\_348b959c-687d-44ca-a09f-62fcee5f152d.png](#)  
[codetwo-icons\\_youtube\\_9c90523d-1397-48eb-9cb1-bcb4317e103.png](#)

Here is the Home Depot receipt. John no longer has access to his amazon account because he cannot access his Rizzetta email anymore. I am looking into seeing how I can get that receipt.





**Scarlett Spongberg**  
 Amenty Services Manager

- Call me on Teams
- [SSpongberg@rizzetta.com](mailto:SSpongberg@rizzetta.com)



40 Years of Shaping Communities.

Ashlyn Park

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**From:** Karla Pena <KPen@rizzetta.com>  
**Sent:** Friday, June 5, 2026 9:59 AM  
**To:** Scarlett Spongberg <SSpongberg@rizzetta.com>  
**Subject:** RE: Lakeside Credit Card Request- Lawrence

These two:

		<b>PETER SCHOBERT</b>	<b>TOTAL XXXXXXXXXXXX 8818</b>	<b>\$0.00</b>	
		<b>JOHN WOODS</b>	<b>TOTAL XXXXXXXXXXXX 6753</b>	<b>\$139.63</b>	
04/07	04/07	8230509FHEHP0HYJY	AMAZON MARK* B77YB0R62 SEATTLE WA		44.49
			MCC: 5999 MERCHANT ZIP:		
04/10	04/10	5270715FM09FKBQP9	THE HOME DEPOT #6865 NEW PRT RCHY FL		95.14
			MCC: 5200 MERCHANT ZIP: 34654000		
		<b>RAMON ESLAVA</b>	<b>TOTAL XXXXXXXXXXXX 8685</b>	<b>\$0.00</b>	

**Karla Pena**  
 Staff Accountant II

- Call me on Teams
- [KPen@rizzetta.com](mailto:KPen@rizzetta.com)



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

Bill Date **05/11/2026**  
 Amount Due **199.45**  
 Current Charges Due **06/03/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/06	32247	05/05	33731				1484

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2026	29	51
Apr 2026	33	64
May 2025	32	73

**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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **267.93**  
 Payment **267.93CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 1,484 KWH @ 0.06090 **90.38**  
 Fuel Adjustment 1,484 KWH @ 0.04375 **64.93**  
 FL Gross Receipts Tax **4.98**

Total Current Charges **199.45**  
 Total Due **199.45** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/22/2026.

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

Bill Date **05/11/2026**  
 Amount Due **76.77**  
 Current Charges Due **06/03/2026**

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				
04/06	34963	05/05	35304				341

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2026	29	12
Apr 2026	32	12
May 2025	32	13

**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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **82.68**  
 Payment **82.68CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 341 KWH @ 0.06090 **20.77**  
 Fuel Adjustment 341 KWH @ 0.04375 **14.92**  
 FL Gross Receipts Tax **1.92**

Total Current Charges **76.77**  
 Total Due **76.77** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/22/2026.



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

Bill Date **05/11/2026**  
 Amount Due **206.18**  
 Current Charges Due **06/03/2026**

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				
04/06	14526	05/05	14833				307

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2026	29	11
Apr 2026	33	11
May 2025	32	8

**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.



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Previous Balance **211.64**  
 Payment **211.64CR**  
 Balance Forward **0.00**  
**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 307 KWH @ 0.06090 **18.70**  
 Fuel Adjustment 307 KWH @ 0.04375 **13.43**  
 Light Energy Charge **1.12**  
 Light Support Charge **2.44**  
 Light Maintenance Charge **37.12**  
 Light Fixture Charge **45.80**  
 Light Fuel Adj 100 KWH @ 0.04375 **4.38**  
 Poles (QTY 4) **42.00**  
 FL Gross Receipts Tax **2.03**

Total Current Charges **206.18**  
 Total Due **206.18** E. F. T.

Lights/Poles	Type/Qty	Type/Qty
	212 4	960 4

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/22/2026.

1544101 BP06  
 LAKESIDE CDD  
 F P WILLIAMS  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after **05/22/2026**  
**TOTAL CHARGES DUE 206.18**  
**DO NOT PAY**

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

Bill Date **05/11/2026**  
 Amount Due **119.80**  
 Current Charges Due **06/03/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/06	32529	05/05	33271				742

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2026	29	26
Apr 2026	33	26
May 2025	32	32

**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.



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Previous Balance **133.54**  
 Payment **133.54CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 742 KWH @ 0.06090 **45.19**  
 Fuel Adjustment 742 KWH @ 0.04375 **32.46**  
 FL Gross Receipts Tax **2.99**

Total Current Charges **119.80**  
 Total Due **E. F. T. 119.80**

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/22/2026.



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

Bill Date **05/11/2026**  
 Amount Due **42.20**  
 Current Charges Due **06/03/2026**

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				
04/06	6690	05/05	6709				19

Comparative Usage Information  
 Average kWh

Period	Days	Per Day
May 2026	29	1
Apr 2026	32	1
May 2025	32	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 **42.52**  
 Payment **42.52CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 19 KWH @ 0.06090 **1.16**  
 Fuel Adjustment 19 KWH @ 0.04375 **0.83**  
 FL Gross Receipts Tax **1.05**

Total Current Charges **42.20**  
 Total Due **42.20** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/22/2026.

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

Bill Date **05/11/2026**  
 Amount Due **43.18**  
 Current Charges Due **06/03/2026**

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				
04/06	7337	05/05	7365				28

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2026	29	1
Apr 2026	33	1
May 2025	32	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.

Previous Balance **43.70**  
 Payment **43.70CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 28 KWH @ 0.06090 **1.71**  
 Fuel Adjustment 28 KWH @ 0.04375 **1.23**  
 FL Gross Receipts Tax **1.08**

Total Current Charges **43.18**  
 Total Due **43.18** E.F.T.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 05/22/2026.

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

Bill Date **05/11/2026**  
 Amount Due **41.34**  
 Current Charges Due **06/03/2026**

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				
04/06	5074	05/05	5085				11

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2026	29	0
Apr 2026	32	0
May 2025	32	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 **41.56**  
 Payment **41.56CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 11 KWH @ 0.06090 **0.67**  
 Fuel Adjustment 11 KWH @ 0.04375 **0.48**  
 FL Gross Receipts Tax **1.03**

Total Current Charges **41.34**  
 Total Due **41.34** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/22/2026.

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

Bill Date **05/11/2026**  
 Amount Due **42.42**  
 Current Charges Due **06/03/2026**

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				
04/06	5727	05/05	5748				21

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2026	29	1
Apr 2026	32	1
May 2025	32	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.

Previous Balance **42.84**  
 Payment **42.84CR**  
 Balance Forward **0.00**

**MAY 19 2026**

Customer Charge **39.16**  
 Energy Charge 21 KWH @ 0.06090 **1.28**  
 Fuel Adjustment 21 KWH @ 0.04375 **0.92**  
 FL Gross Receipts Tax **1.06**

Total Current Charges **42.42**  
 Total Due **42.42** E.F.T.



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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 05/22/2026.

**1544106** **BP06**  
 LAKESIDE CDD  
 F P WILLIAMS  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after **05/22/2026**  
**TOTAL CHARGES DUE 42.42**  
**DO NOT PAY**