



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors Meeting January 26, 2022

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

www.lakesidecdd.org

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors

Jack Koch
Linda Ramlot
Samantha Manning
Christina Brooks
Gordon Dexter

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager

Lynn Hayes

Rizzetta & Company, Inc.

District Counsel

Alyssa Willson

Kutak Rock LLP

District Engineer

Al Belluccia

Florida Design Consultants, Inc.

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

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

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

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

January 19, 2022

**Board of Supervisors
Lakeside Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, January 26, 2022**, immediately following the workshop which begins at 5:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion of Workshop Agenda
 - B. Consideration of Geotech Proposal Tab 1
 - C. Discussion of Street Lights..... Tab 2
 - D. Consideration of WREC Street Light Proposal (USC)..... Tab 3
 - E. Consideration of Site Masters Fence Replacement Quote Tab 4
 - F. Discussion of Letter Agreement with Master Developer with Exhibits..... Tab 5
 - G. Discussion of Letter to Master Developer Regarding Construction Items with Exhibits Tab 6
 - H. Consideration of RedTree Supplemental Mulch Installation Proposal..... Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor's Meeting held on December 15, 2021 Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for December 2021 Tab 9
 - C. Presentation of Field Inspection Report..... Tab 10
 - D. Presentation of Field Inspection with Landscaper's Comments (USC) Tab 11
 - E. Presentation of Aquatics Report Tab 12
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Stormwater Needs Analysis Report Tab 13
 2. Public Facilities Report..... Tab 14
 - C. District Manager Report Tab 15
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,
Lynn Hayes
District Manager

Tab 1

December 6, 2021

Mr. Alfonso A. Belluccia, PE
Florida Design Consultants, Inc.
20525 Amberfield Drive, Suite 201
Land O'Lakes, Florida 34638

**RE: Proposal for Visual Pavement Survey
Lakeside Subdivision
Pasco County, Florida
FES Proposal No.: P21-8084**

Dear Mr. Belluccia:

Faulkner Engineering Services, Inc. (FES) appreciates the opportunity to submit this visual pavement survey proposal for the referenced project. Within this proposal we have provided our understanding of the project, our projected scope of services, our fee estimate and our tentative schedule.

PROJECT BACKGROUND

Based on the information provided by Mr. Al Belluccia, P.E., we understand that minor cracks have appeared at the pavement surface at different locations of the interior roads of the Lakeside Subdivision located in Pasco County, Florida.

A site inspection has been requested to evaluate the cracking and provide recommendation for further evaluation/testing, if necessary.

PROPOSED SCOPE OF SERVICES

Based on the information provided to us and our understanding of the project, a summary of our intended scope of services is as follows:

1. Site visit by FES personnel.
2. Perform a visual survey of the affected areas along the existing internal roadway within the Lakeside Subdivision to assess the nature of cracking.
3. Prepare a written report of our findings and recommendations for further evaluation/testing, if necessary. The report will be prepared by a geotechnical engineer and will be reviewed by a senior geotechnical engineer licensed in the State of Florida. Our visual assessment report will address but not be limited to the following:
 - Our understanding of the project
 - The site description
 - Findings from the visual survey
 - Provide recommendations for remediation and/or additional testing if warranted

FEE ESTIMATE

We will perform the pavement visual survey discussed in the Scope of Services above for a total estimated fee of **\$1,000.00**. We will not exceed this budget amount unless the scope of work is increased, and only then with your prior approval.

SCHEDULE

We can commence the pavement visual survey within seven to ten working days of receiving formal authorization to proceed. We anticipate completing all fieldwork within one working day. We can provide verbal results as they become available and a written report within two weeks of completing the fieldwork.

AUTHORIZATION

We can commence this project upon receipt of an executed copy of the enclosed Proposal Acceptance Sheet. The terms and conditions on the back of the sheet are part of the proposal. Please also complete and return the Report Distribution Sheet to facilitate the distribution of the report to the interested parties and to avoid additional copy charges after the report has been finalized.

CLOSING

Faulkner Engineering Services, Inc. (FES) appreciates the opportunity to submit this proposal and we look forward to being of service on this project. Please contact the undersigned if you have any questions concerning this proposal

Sincerely,
Faulkner Engineering Services, Inc.

A handwritten signature in blue ink, appearing to read 'P. Kolukula', with a stylized flourish at the end.

Pavan K. Kolukula, P.E.
Senior Geotechnical Engineer

Attachments: Proposal Acceptance Sheet
Report Distribution

PROPOSAL ACCEPTANCE FORM

Description of Services Proposal for Visual Pavement Survey
Project Name Lakeside Subdivision
Project Location Pasco County, Florida
Proposal Number & Date FES P21-8084 / December 6, 2021
Location of Office Performing Services 2734 Causeway Center Drive, Tampa, FL 33619

FOR PAYMENT OF CHARGES:

Charge Invoice to the Account of:

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention _____ Email _____

FOR APPROVAL OF CHARGES:

If the invoice is to be mailed for approval to someone other than the account charged, please indicate where to mail the invoice in the space below:

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention _____ Email _____

PROPERTY OWNER IDENTIFICATION (If Different than the Above):

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention _____ Title _____

SPECIAL INSTRUCTIONS: _____

PAYMENT TERMS:

Compensation will be in accordance with the proposal referenced above. Invoices will be issued monthly. Client agrees to pay all charges not in dispute within 30 days of receipt of invoice and recognizes that charges not paid within 30 days are subject to a late payment charge of 1.5 percent of the balance due for each additional month or fraction thereof that undisputed charges remain unpaid. Charges held in dispute will be called to the attention of FES within 10 days of receipt of invoice. Client agrees to pay cost of collection, including reasonable attorney's fees, if invoices are collected by law or through an attorney. Client further agrees that FES has the right to suspend or terminate service if undisputed charges are not paid within 45 days of receipt of FES invoice and agrees to waive any claim against FES and to indemnify, defend and hold FES harmless from and against any claims arising from FES' suspension or termination due to Client's failure to provide timely payment.

PROPOSAL ACCEPTANCE:

The Terms and Conditions of this Proposal, including the Terms on this page and the reverse hereof are:

Accepted this _____ day of _____, 2021

____ Print or type individual, firm or corporate body name

Signature of authorized representative

Print or type name of authorized representative and title

TERMS AND CONDITIONS

1. STANDARD OF CARE

Client recognized that subsurface conditions may vary from those observed at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by FES will be based solely on information available to FES. FES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the data.

2. RISK ALLOCATION

Many risks potentially affect FES by virtue of entering into this Agreement to perform professional engineering services on behalf of Client. The principal risk is the potential for human error by FES. For Client to obtain the benefit of a fee which includes a nominal allowance for dealing with FES's liability Client agrees to limit FES's liability to Client and to all other parties for claims arising out of FES's performance of the services described in the Agreement. The aggregate liability of FES will not exceed the amount of our fee, for negligent professional acts, errors, or omissions. Client agrees to indemnify and hold harmless FES from and against all liabilities in excess of the monetary limit established above.

Limitations on liability and indemnities in this Agreement are business understandings between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including, but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action, except for willful misconduct or gross negligence. The parties also agree that Client will not seek damages in excess of the limitations indirectly through suits with other parties who may join FES as a third-party defendant. Parties mean Client and FES and their officers, employees, agents, affiliates and subcontractors.

Both Client and FES agree that they will not be liable to each other, under any circumstances, for special, indirect, consequential, or punitive damages arising out or related to this Agreement.

3. DISPUTE RESOLUTION COSTS

Should third-party dispute resolution be required through litigation, arbitration, or an alternative dispute resolution method, the nonprevailing party shall reimburse the prevailing party for the prevailing party's documented legal costs in addition to whatever judgement or settlement sums may be due. Such costs shall include reasonable attorney's fees, court costs, consultant and expert witness fees, and other documented expenses as well as the value of time spent by the prevailing party and its employees to research the issues, discuss the matter with attorney, etc. Insofar as FES is concerned, the value of time spent shall be based upon FES's prevailing fee schedule.

4. SITE ACCESS AND SITE CONDITIONS

Client will grant or obtain free access to the site for all equipment and personnel necessary for FES to perform the work set forth in this Agreement. Client will notify any and all possessors of the project site that Client has granted FES free access to the site. FES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

Client is responsible for accurately providing the locations of all subterranean structures and utilities and wetland sensitive areas. FES will take reasonable precautions to avoid known subterranean structures and wetland sensitive areas. Client waives any claim against FES, and agrees to defend, indemnify, and hold FES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities and, unless FES has been contracted to delineate wetland areas on the site, to wetland sensitive areas not identified or accurately located. In addition, Client agrees to compensate FES for any time spent or expenses incurred in defense of any such claim, with compensation to be based upon FES's prevailing fee schedule and expense reimbursement policy.

5. SAFETY

Should our company provide observations or monitoring services at the job site during construction, Client agrees that, in accordance with the generally accepted construction practice, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations. These requirements will apply continuously and will not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by our company does not include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

6. MONITORING

If FES is retained by Client to provide a site representative for the purpose of monitoring specific portions of construction work or other field activities as set forth in the Proposal, then this phrase applied. For the specified assignment, FES will report observations and professional opinions to Client. No action of FES or FES's site representative can be construed as altering any Agreement between Client and others. FES will report to Client any observed geotechnically related work which, in FES's professional opinion, does not conform with plans and specifications. The FES representative has no right to reject or stop work of any agent of the Client. Such rights are reserved solely for Client. Furthermore, FES's presence on site does not in any way guarantee the completion or quality of the performance of the work of any party retained by Client to provide field or construction-related services.

FES will not be responsible for and will not have control or charge of specific means, methods, techniques, sequences, or procedures of construction or other field activities selected by an agent of the Client.

7. SAMPLING OR TEST LOCATION

Unless otherwise stated, the fees in this proposal do not include costs associated with surveying of the site for the accurate horizontal and vertical locations of tests. Field tests or boring locations described in a report or shown on sketches are based upon information furnished by others or estimates made in the field by our representative. Such dimensions, depths, or elevations should be considered as approximations unless otherwise stated. If the client specifies the test or boring location, we reserve the right to deviate a reasonable distance from the location specified.

8. SAMPLE DISPOSAL

Unless otherwise required, test specimens or samples will be disposed of immediately upon completion of tests, and other drilling samples or specimens will be disposed of 60 days after submission of our report. Upon written request, we will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

9. DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client represents that Client has made a reasonable effort to evaluate if hazardous materials are on or near the project site, and that Client has informed FES of Client's findings relative to the possible presence of such materials.

Hazardous materials may exist at a site where there is no reason to believe they could or should be present. FES and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. FES and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for FES to take immediate measures to protect health and safety. Client agrees to compensate FES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials.

FES agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold FES harmless for any and all consequences of disclosures made by FES which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

Notwithstanding any other provision of the Agreement, Client waives any claim against FES and, to the maximum extent permitted by law, agrees to defend, indemnify and save FES harmless from any claim, liability, and/or defense costs for injury or loss arising from FES's discovery of unanticipated hazardous materials or suspected hazardous materials, including, but not limited to, any costs created by delay of the project and any cost associated with possible reduction of the property's value.

10. TERMINATION

This Agreement may be terminated by either party seven (7) days after written notice in the event of any breach of any provision of this Agreement or in the event of substantial failure of performance by the other party, or if Client suspends the work for more than three (3) months. In the event of termination, FES will be paid for services performed prior to the date of termination plus reasonable termination expenses, including, but not limited to, the cost of completing analyses, records, and reports necessary to document job status at the time of termination.

11. OWNERSHIP OF DOCUMENTS

All documents including, but not limited to, drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations, and estimates prepared by our firm as instruments of service pursuant to this Agreement shall be the sole property of FES. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any document produced by our firm, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without our written permission. At the request and expense of Client, we will provide Client with copies of documents created in the performance of this work for a period not exceeding five years following submission of the report or reports contemplated by this Agreement.

12. GOVERNING LAW AND SURVIVAL

The validity, interpretation, and performance of this Agreement shall be governed by the law of the State in which the FES office, identified as "Consultant" on the Proposal Acceptance Sheet for this project, is located. In addition, FES and Client agree to submit to the personal and exclusive jurisdiction and venue of said State with respect to any claims which may arise under this Agreement. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

REPORT DISTRIBUTION LIST

Project: Lakeside Subdivision – Pavement Visual Survey
FES Proposal No.: P21-8084

CLIENT

Firm or Corporate Body Name _____

Address _____

City _____ State _____ Zip Code _____ Phone Number _____

Facsimile Number _____ Attention _____

Title _____

Number of Copies _____

ADDITIONAL COPIES:

Firm or Corporate Body Name _____

Address _____

City _____ State _____ Zip Code _____ Phone Number _____

Facsimile Number _____ Attention _____

Title _____

Number of Copies _____

Firm or Corporate Body Name _____

Address _____

City _____ State _____ Zip Code _____ Phone Number _____

Facsimile Number _____ Attention _____

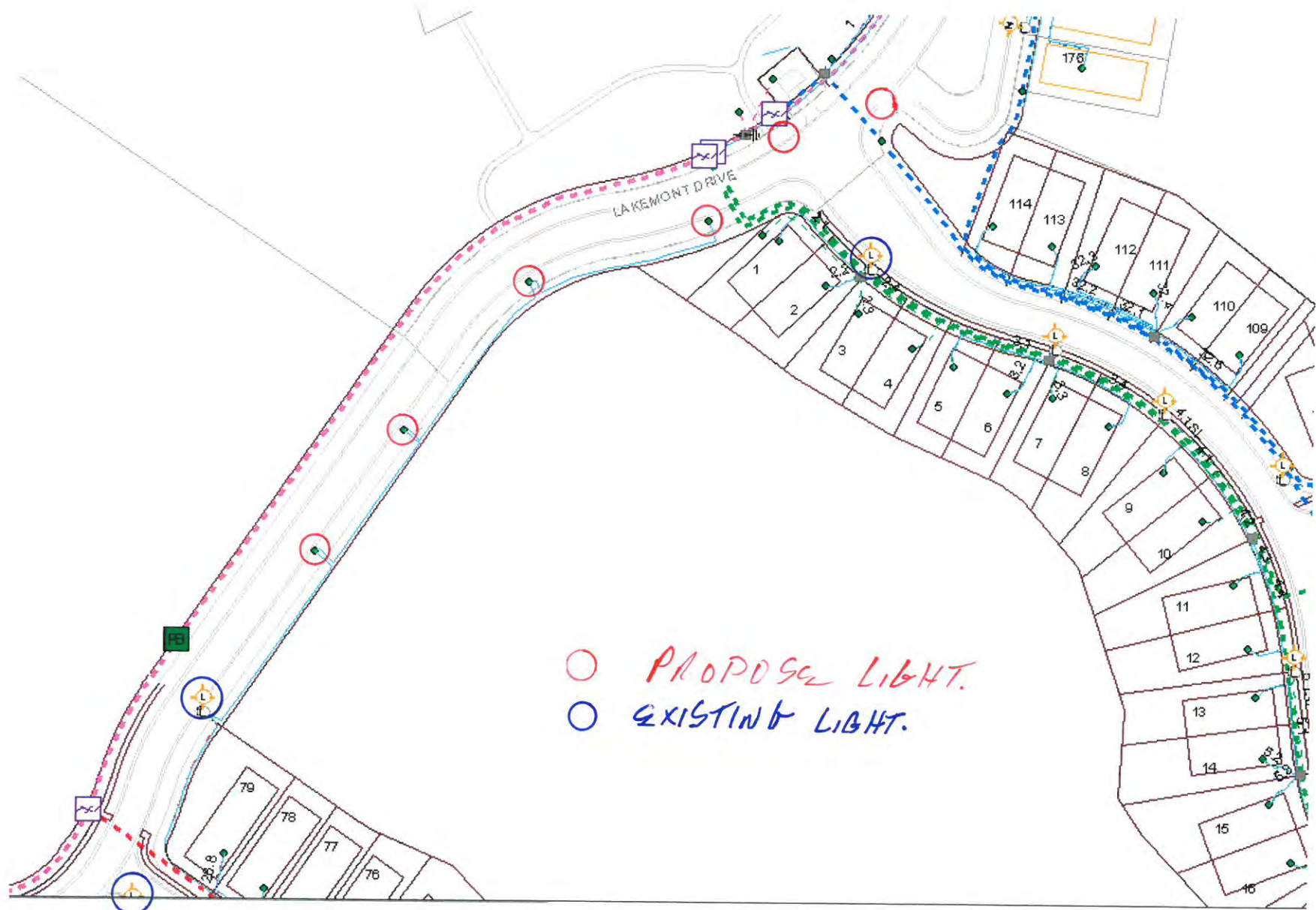
Title _____

Number of Copies _____

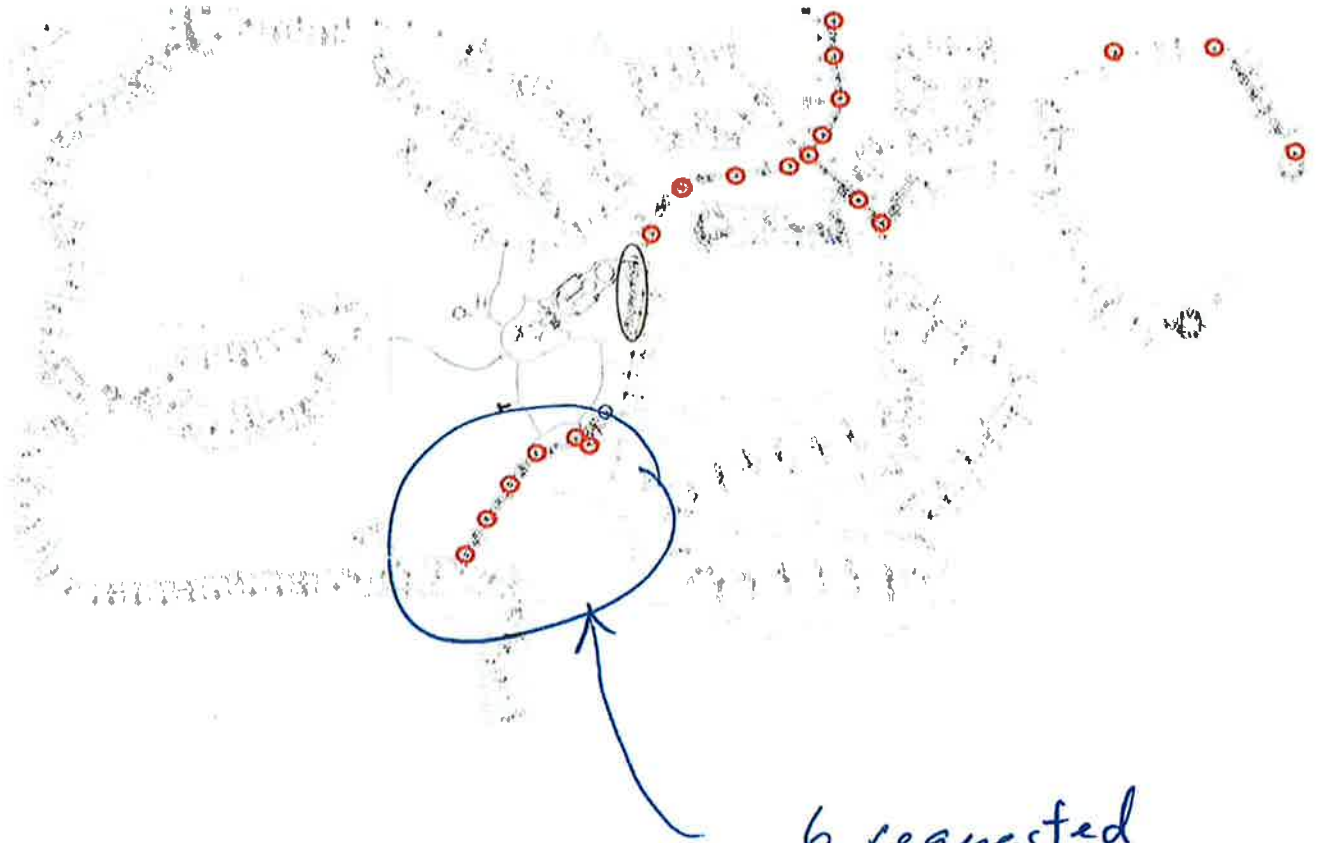
Special Instructions:

* The standard number of copies is two (2) copies each per client plus one (1) copy each as listed in Additional Copies, unless otherwise stated at the time the acceptance form is signed and approved. If additional copies are required upon completion of the report, a minimal standard printing charge will be invoiced for each copy requested.

Tab 2



Lakeside



6 requested
street lights
(red circles)

Tab 3

Tab 4

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Lakeside CDD

Hudson Ave Fence Repair - Ph 2

12/21/2021

**Remediate broken metal picket fence along Hudson Ave
at 2 locations:**

- 1) west of Lakemont/north of Crater Cir - 7 panels**
- 2) east of Lakemont/north of Park 4 - 5 panels**

- remove existing jasmine plants and broken fence/posts**
- replace posts and panels of metal picket fence**

- restoration landscape and irrigation not included**

TOTAL \$4,800

Tab 5

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

January 14, 2022

Via Overnight and Email Delivery

Samantha Manning
Vice President, Finance
Landeavor, LLC
14502 N. Dale Mabry Hwy, Suite 327
Tampa, Florida 33618
Email: manning@landeavor.com

Re: Lakeside Community Development District (the “District”) Completion Items

Dear Samantha:

On behalf of the District, this letter (the “Letter Agreement”) confirms the discussions and agreement concerning sidewalk repairs and ADA ramps within the District as reflected in the August 17, 2021 District meeting minutes, a copy of which is attached, and subsequent discussions.

Specifically, upon learning of missing sidewalks and ADA sidewalk ramps (the “Missing Infrastructure”) Landeavor, LLC, (“Landeavor”) proposed the following course of action. Upon completion of the buildout of homes in the District, the District will request proposals for the Missing Infrastructure. Landeavor will request that its contractors provide proposals to the District for this work. Upon selection of a proposal, and prior to or simultaneous with the District contracting for such services, the District and Landeavor will enter into a funding agreement whereby Landeavor agrees to fund the costs of such work. As requested, please see attached map depicting the Missing Infrastructure for use in soliciting such proposals. The District reserves the right to provide a supplemental depiction in the event areas remaining under construction have additional Missing Infrastructure.

This Letter Agreement may be executed in counterparts, each of which will be an original and all of which taken together will constitute one and the same instrument. Delivery of this Letter Agreement by electronic transmission will be effective as delivery of a manually executed counterpart hereof.

If you have any questions concerning this letter, please give me a call. Otherwise, I request that you execute in the space provided below and return the original to my office for our files.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

Finally, we would like to schedule a call to discuss timeline for work and next steps at your earliest convenience.

Sincerely,



Lynn Hayes
District Manager

Enclosures

Cc: Jack Koch, Chairman
Alyssa Willson, District Counsel
Al Belluccia, District Engineer

Terms Agreed to and Accepted:

Its: _____ Date
Landeavor, LLC

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Tuesday, August 17, 2021 at 6:01 p.m.**, at the Lakeside Amenities Center located at 13739 Lakemont Dr., Hudson, FL 34669.

Present and constituting a quorum:

Jack Koch	Board Supervisor, Chair
Linda Ramlot	Board Supervisor, Vice Chair
Samantha Manning	Board Supervisor, Assistant Secretary <i>(via conf call)</i>
Christina Brooks	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also Present:

Al Belluccia	District Engineer, Florida Design
Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	District Counsel, Hopping Green & Sams
Jason Liggett	Field Services, Rizzetta & Company, Inc. <i>(via online)</i>
Peter Lucadano	Representative, Redtree Landscaping <i>(joined meeting at 6:25 p.m.)</i>
Jayna Cooper	Potential Candidate District Manager

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called to order and performed roll call and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

None.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
July 28, 2021**

Mr. Hayes presented the minutes and inquired if there were any amendments.
There were a few changes- Linda Ramlot was present, Samantha Manning was online

and the day of the week was updated on the agenda page from Thursday to Tuesday.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on July 28, 2021, as amended, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Operation and Maintenance Expenditures for June 2021**

Mr. Hayes presented the Operation and Maintenance Expenditures for June and July 2021.

On a Motion by Mr. Dexter, seconded by Mr. Koch, with all in favor, the Board of Supervisors ratified the June (\$17,949.56) and July (\$116,645.38) 2021 payments of the Operation & Maintenance Expenditures, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS**Presentation of Field Inspection Report**

Mr. Liggett presented the Field Inspection Report dated August 9, 2021.

SIXTH ORDER OF BUSINESS**Presentation of Field Inspection Report with Landscaper's Comments**

Mr. Lucadano provided the landscaper's responses to Mr. Liggett's Field Inspection Report.

SEVENTH ORDER OF BUSINESS**Presentation of Aquatics Report**

Mr. Hayes presented the aquatics report.

EIGHTH ORDER OF BUSINESS**Consideration of District Management Services Third Addendum**

Mr. Hayes explained to the Board there has not been an increase in fees since 2019. This Third Addendum increase is a 2 percent cost of living expense.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, the Board approved the Third Addendum to the District Management Services Contract, for the Lakeside Community Development District.

NINTH ORDER OF BUSINESS**Consideration of RedTree Structural**

Pruning Proposal

On a Motion by Mr. Koch, seconded by Ms. Ramlot, the Board approved the RedTree Pruning Proposal for 13 trees to be billed October 1, 2021 at a cost of \$3,575, for the Lakeside Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Excavation Quote
for Pond #12**

The Board tabled the consideration of the excavation quote for further discussion at their next Board meeting to allow further review of pictures and diagrams provided by the Aquatics vendor.

ELEVENTH ORDER OF BUSINESS**Discussion of Developer Punchlist**

DE Al Belluccia explained his shared his narrative/comments after his review of the list. It was suggested by District Counsel that the master developer hold construction deposits until these items can be addressed by the home builders. The home builders will focus on small items that could be addressed at this time, not the large items which could be addressed at the completion of the project unless the area in the community has been completed by the home builders. It was requested that Landeavor provide a list/map that shows what home builders are building in each area of the community so all items could be addressed by the appropriate home builder. It was requested by that the CDD Board provide an updated list or additions to the master developer every three months. The CDD Board would like the master developer to coordinate with the home builders to complete all items on the punch list now at Marble Sands area/South Island area that is fully built out. It was suggested by Board member Samantha Manning that CDD Board bid the work out the sidewalk repairs and ADA sidewalk ramps installation and that Samantha has contractors that could do the work for this project. It was further stated that these projects would be billed to the Lakeside CDD and that the master developer would enter into a funding agreement with the Lakeside CDD to pay for the project. It was requested by that the CDD Board that the DE Al Belluccia provide the scope of services for the sidewalks and ADA ramps to Samantha Manning and she would get quotes and DE would also get quotes for the sidewalk repairs and ADA sidewalk ramps installations for only the completed sections of the community that are master developer/home builders responsibility to address and provide them to the District Manager to include in the September 22, 2021 CDD BOS meeting agenda.

TWELFTH ORDER OF BUSINESS**Consideration of Crosswalk/Traffic
Calming Proposal**

This was tabled until District Counsel updates the traffic enforcement agreement.

THIRTEENTH ORDER OF BUSINESS**Consideration of Pier Erosion**

Proposal

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, the Board approved the Pier Erosion Proposal after District Counsel has prepared the agreement in final form, for the Lakeside Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2021/2022 Final Budget**

Mr. Hayes asked the Board for a Motion to Open the Public Hearing for the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors opened the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for the Lakeside Community Development District.

There were no public comments at this time.

On a Motion by Ms. Ramlot, seconded by Mr. Koch, with all in favor, the Board of Supervisors closed the Public Hearing for the Fiscal Year 2021/2022 Final Budget, for the Lakeside Community Development District

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06,
Adopting the Fiscal Year 2022/2022
Final Budget**

Mr. Hayes presented Resolution 2021-06, Adopting the Fiscal Year 2021/2022 Final Budget.

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adopted Resolution 2021-07 Adopting Fiscal Year 2021/2022 Final Budget, for the Lakeside Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Public Hearing on Imposing Special
Assessments and Certifying the
Assessment Roll for Fiscal Year
2021/2022**

Mr. Hayes called for a motion to Open the Public Hearing.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors opened the public hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Lakeside Community Development District.

There were no public comments at this time.

On a Motion by Mr. Koch, seconded by Ms. Brooks, with all in favor, the Board of Supervisors closed the public hearing on Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2021/2022, for the Lakeside Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Hayes presented Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 to the Board of Supervisors.

On a Motion by Mr. Koch, seconded by Mr. Dexter, with all in favor, the Board of Supervisors adopted Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021/2022 and authorized District Staff to provide the County with the Assessment Roll to collect Special Assessments, for the Lakeside Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Adopting the Fiscal Year 2021/2022 Meeting Schedule

Mr. Hayes presented Resolution 2020-08, Adopting Fiscal Year 2021/2022 Meeting Schedule to the Board of Supervisors. The Board requested to change the November 24th meeting to November 17th and move the December 22nd meeting to December 15th.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adopted Resolution 2021-08, Setting the Fiscal Year 2021/2022 meeting schedule as amended, for the Lakeside Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

District Counsel discussed street lights and short term loan options. It was requested that the District Staff would shop various lending institutions to possibly be built in to FY 21/22 Budget and the District Manager stated that the CDD Board could authorize use of reserve funds to pay for the street light project but the amount of street lights need to be determined by the CDD Board.

B. District Engineer

B. District Engineer
No report.

C. District Manager
Mr. Hayes indicated the next regular meeting is scheduled for September 22, 2021 at 11:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

None.

TWENTY FIRST ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no more business to come before the Board than a motion to adjourn would be in order.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 8:04 p.m. for the Lakeside Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Lakeside Street and Sidewalk Field Review Report

Prepared for Lakeside CDD

On November 11, 2021, Florida Design Consultants, Inc. performed a field visit to review Lakeside streets and sidewalks. As a result of that field review, this report was developed to assist the Lakeside CDD in addressing the various repairs and maintenance items.

Photos were taken of areas of concern using a GPS enabled camera. This report includes those photos along with descriptions of necessary repairs and/or maintenance. The photos include GPS coordinates and are numbered with reference to the approved plans which are overlain on an aerial photo. The plans reference the photo number with respect to the location of where the photos were taken.


Photo No. <u>1</u> (Sheet 2)	
Photo Location and Direction from which taken: Lakemont Dr. (facing West) 28.35935, -82.58332	
Comments: Cracked sidewalk.	


Photo No. <u>2</u> (Sheet 7)	
Photo Location and Direction from which taken: Lakemont Dr. (facing West) 28.35585, -82.58618	
Comments: Cracked driveway.	

Photo No. <u> 3 </u> (Sheet 7)	 <p>Lakeside Roadway 11/11/2021 08:51 AM 28.35578, -82.58624 13633 Lakemont Dr, Hudson, FL 34669, USA</p>
Photo Location and Direction from which taken: Lakemont Dr. (facing Southwest) 28.35578, -82.58624	
Comments: Cracked sidewalk.	


Photo No. <u> 4 </u> (Sheet 7)	 <p>Lakeside Roadway 11/11/2021 08:58 AM 28.3542, -82.58777 13556 Marble Sands Ct, Hudson, FL 34669, USA</p>
Photo Location and Direction from which taken: Marble Sands Ct. (facing East) 28.3542, -82.58777	
Comments: Damaged curb.	


Photo No. <u> 5 </u> (Sheet 4)	
Photo Location and Direction from which taken: Newport Shores Dr. (facing East) 28.36015, -82.59278	
Comments: Cracked sidewalk.	


Photo No. <u> 6 </u> (Sheet 4)	
Photo Location and Direction from which taken: Newport Shores Dr. (facing East) 28.36033, -82.59197	
Comments: Sidewalk panel is lifted.	


Photo No. <u> 7 </u> (Sheet 4)	
Photo Location and Direction from which taken: Newport Shores Dr. (facing West) 28.36029, -82.59195	
Comments: Sidewalk panel is lifted	

Photo No. <u> 8 </u> (Sheet 3)	
Photo Location and Direction from which taken: 13734 Newport Shores Dr. (facing South) 28.36038, -82.58789	
Comments: Cracked curb, front of driveway.	


Photo No. <u> 9 </u> (Sheet 3)	
Photo Location and Direction from which taken: 13856 Newport Shores Dr. (facing South) 28.35916, -82.58611	
Comments: Sidewalk panel is lifted.	


Photo No. <u> 10 </u> (Sheet 3)	
Photo Location and Direction from which taken: Tensaw Dr. (facing East) 28.36064, -82.58877	
Comments: Damaged asphalt at intersection of Tensaw Dr. and Newport Shores Dr.	


Photo No. <u>11</u> (Sheet 6)	
Photo Location and Direction from which taken: 13744 Crest Lake Dr. (facing East) 28.35762, -82.58183	
Comments: Sidewalk panel is cracked & lifted.	


Photo No. <u>12</u> (Sheet 6)	
Photo Location and Direction from which taken: 13734 Crest Lake Dr. (facing East) 28.35737, -82.58157	
Comments: Sidewalk panel is lifted.	


Photo No. <u>13</u> (Sheet 6)	
Photo Location and Direction from which taken: 13710 Crest Lake Dr. (facing East) 28.35704, -82.58114	
Comments: Sidewalk panel is lifted.	


Photo No. <u>14</u> (Sheet 6)	
Photo Location and Direction from which taken: 13704 Crest Lake Dr. (facing East) 28.35694, -82.58098	
Comments: Sidewalk panel is lifted.	


Photo No. <u>15</u> (Sheet 7)	
Photo Location and Direction from which taken: Lakemont Dr. (facing East) 28.35431, -82.58779	
Comments: Missing ADA detectable warning surface.	


Photo No. <u>16</u> (Sheet 3)	
Photo Location and Direction from which taken: Trull Way (facing West) 28.35975, -82.58862	
Comments: Missing ADA detectable warning surface.	


Photo No. <u>17</u> (Sheet 3)	
Photo Location and Direction from which taken: Trull Way (facing East) 28.35965, -82.58854	
Comments: Missing ADA detectable warning surface.	


Photo No. <u>18</u> (Sheet 2)	
Photo Location and Direction from which taken: Crater Cir. (facing East) 28.35974, -82.58383	
Comments: Missing ADA detectable warning surface.	


Photo No. <u>19</u> (Sheet 2)	
Photo Location and Direction from which taken: Reindeer Cir. (facing West) 28.35889, -82.58244	
Comments: Missing ADA detectable warning surface.	

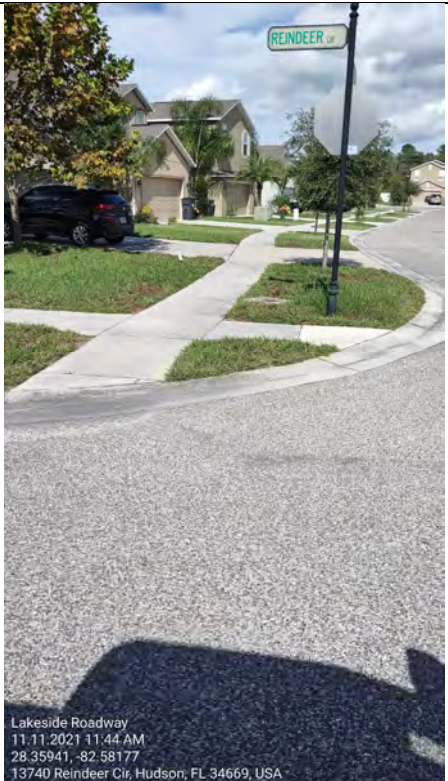
Photo No. <u>20</u> (Sheet 2)	
Photo Location and Direction from which taken: Reindeer Cir. (facing North) 28.35941, -82.58177	
Comments: Missing ADA detectable warning surface.	


Photo No. <u>21</u> (Sheet 2)	
Photo Location and Direction from which taken: Reindeer Cir. (facing North) 28.35942, -82.58171	
Comments: Missing ADA detectable warning surface.	


Photo No. <u>22</u> (Sheet 2)	
Photo Location and Direction from which taken: Lugano Court (facing West) 28.35876, -82.58273	
Comments: ADA detectable warning surface is faded.	


Photo No. <u>23</u> (Sheet 2)	
Photo Location and Direction from which taken: Lugano Court (facing East) 28.3587, -82.58264	
Comments: ADA detectable warning surface is faded.	


Photo No. <u>24</u> (Sheet 6)	
Photo Location and Direction from which taken: Crest Lake Circle (facing South) 28.35731, -82.58175	
Comments: Missing ADA detectable warning surface.	


Photo No. <u> 25 </u> (Sheet 6)	
Photo Location and Direction from which taken: Eastfork Lane (facing East) 28.356, -82.58196	
Comments: Missing ADA detectable warning surface.	


Photo No. <u> 26 </u> (Sheet 7)	
Photo Location and Direction from which taken: Sea Bridge Dr. (facing Southwest) 28.35421, -82.58879	
Comments: Stop Sign is twisted.	


Photo No. <u>27</u> (Sheet 7)	
Photo Location and Direction from which taken: Bee Tree Court (facing Northeast)	
Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.	

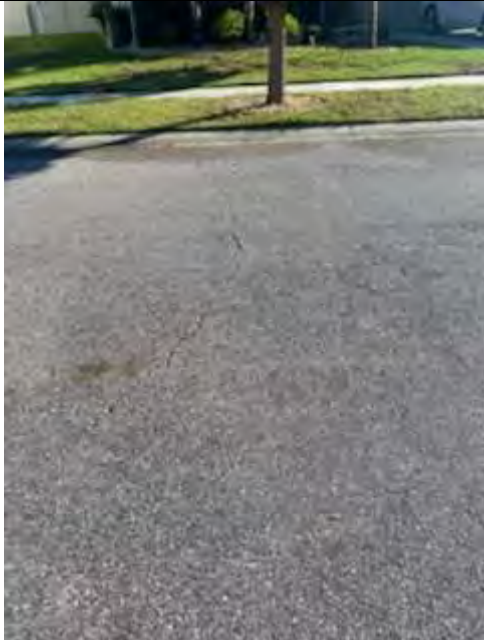
Photo No. <u>28</u> (Sheet 7)	
Photo Location and Direction from which taken: Bee Tree Court (facing Northeast)	
Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.	


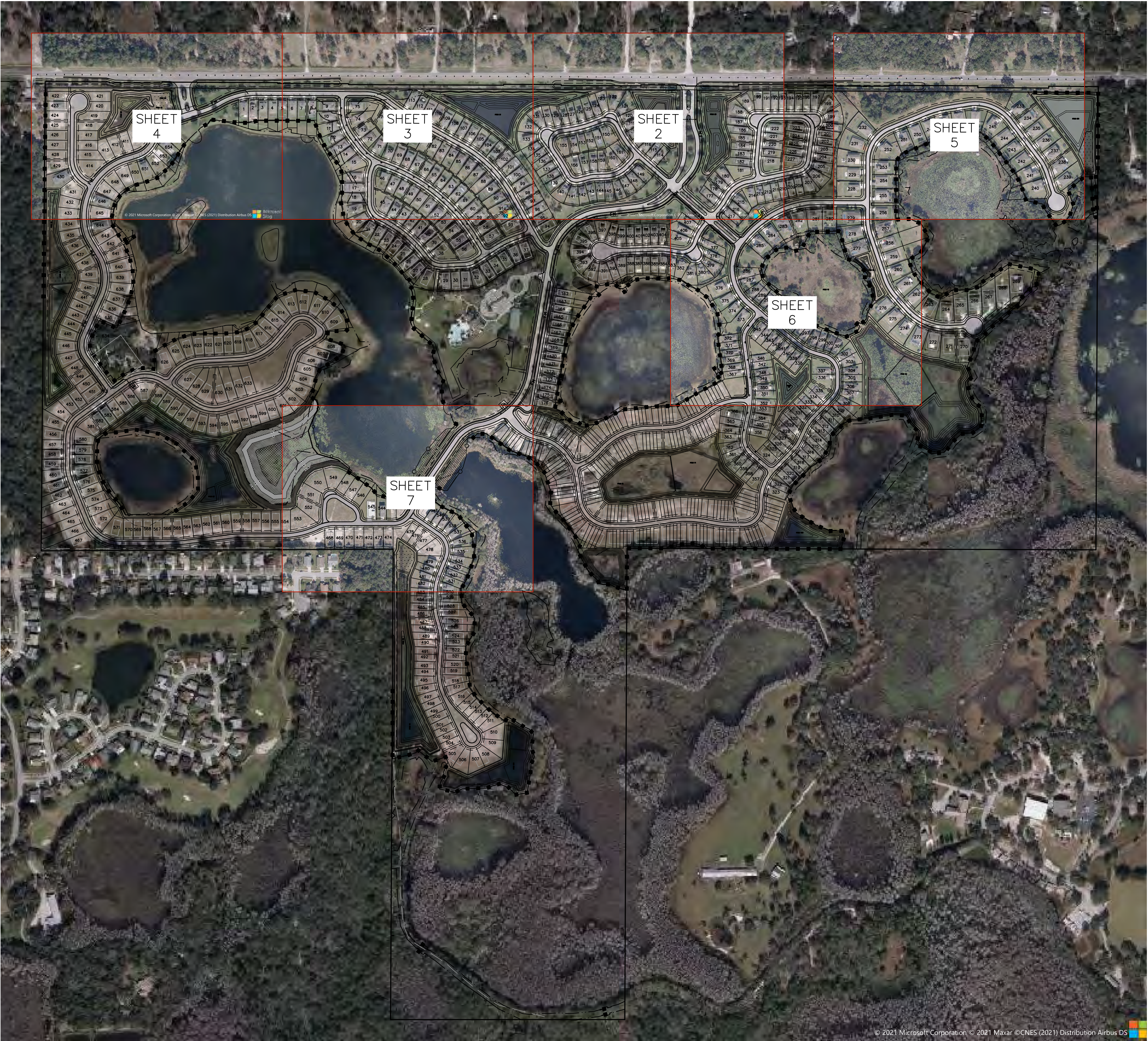
Photo No. <u>29</u> (Sheet 7)	
Photo Location and Direction from which taken: Bee Tree Court (facing Northeast)	
Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.	

Photo No. <u>30</u> (Sheet 7)	
Photo Location and Direction from which taken: Bee Tree Court (facing Southwest)	
Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.	



PROJECT NAME:
**LAKESSIDE CDD STREET
AND SIDEWALK FIELD
REVIEW REPORT**

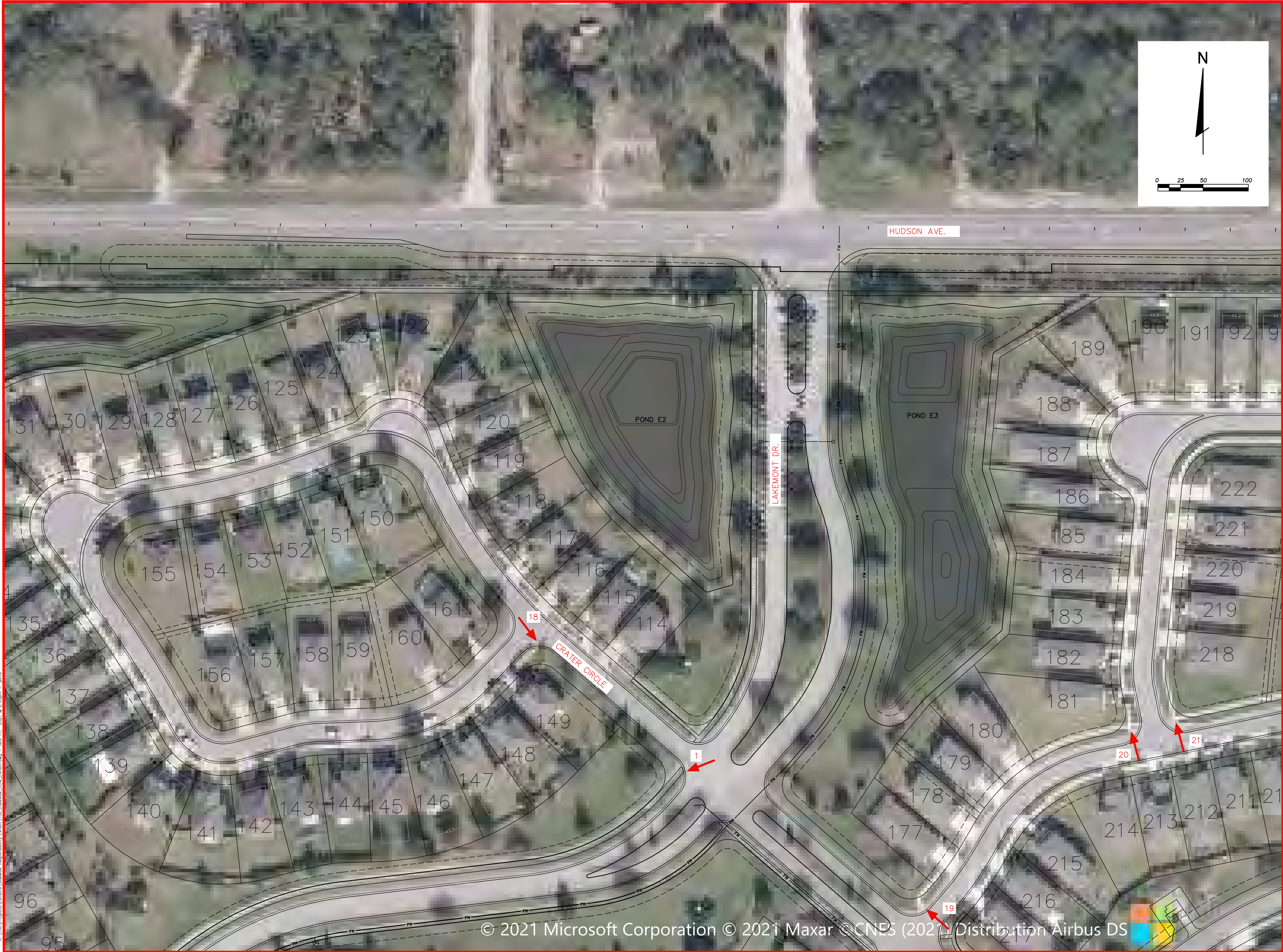
SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021



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PROJECT NAME:
**LAKEVIEW CDD STREET
AND SIDEWALK FIELD
REVIEW REPORT**

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

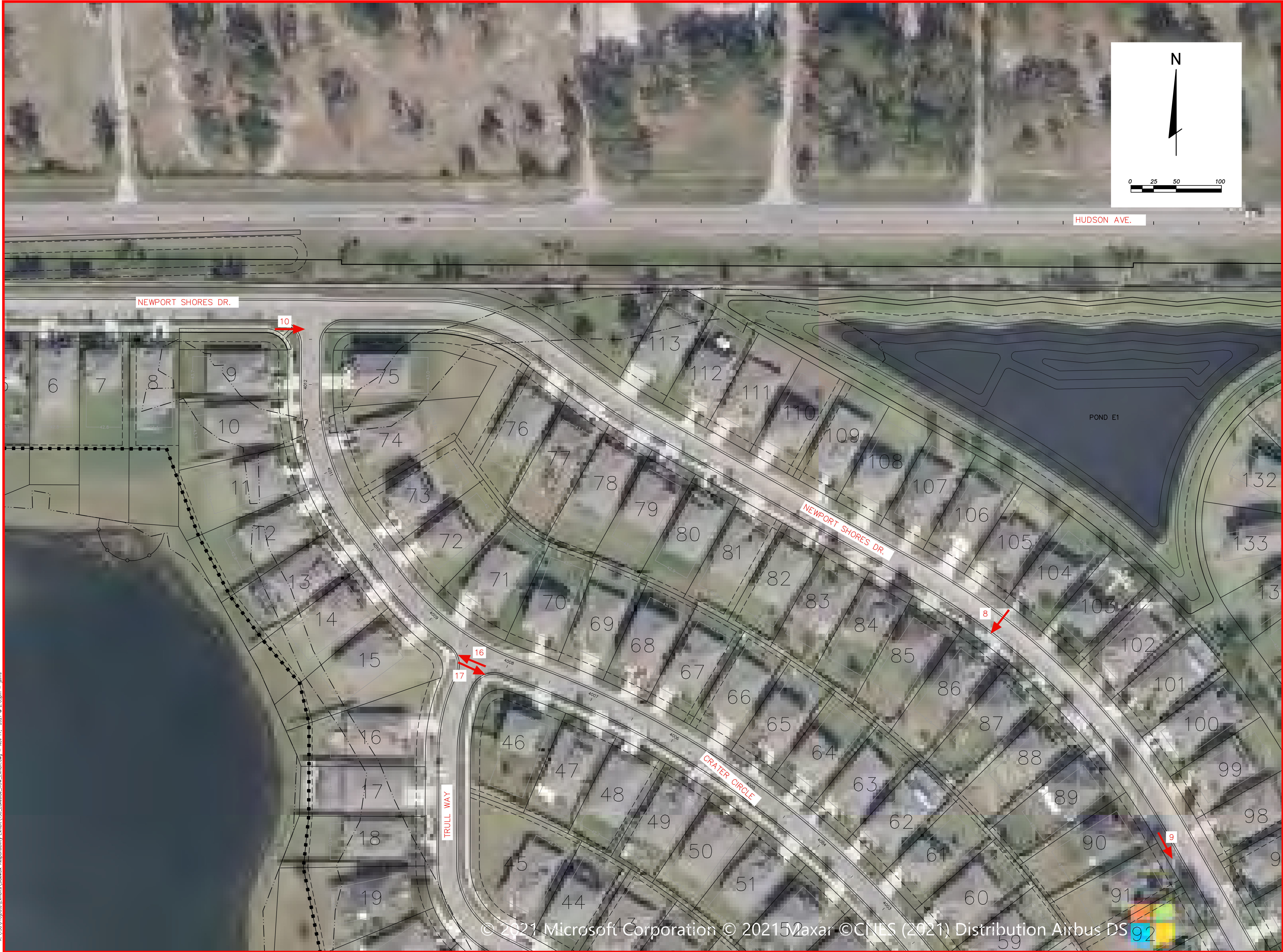
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KEY MAP

SITE VISIT DATE:
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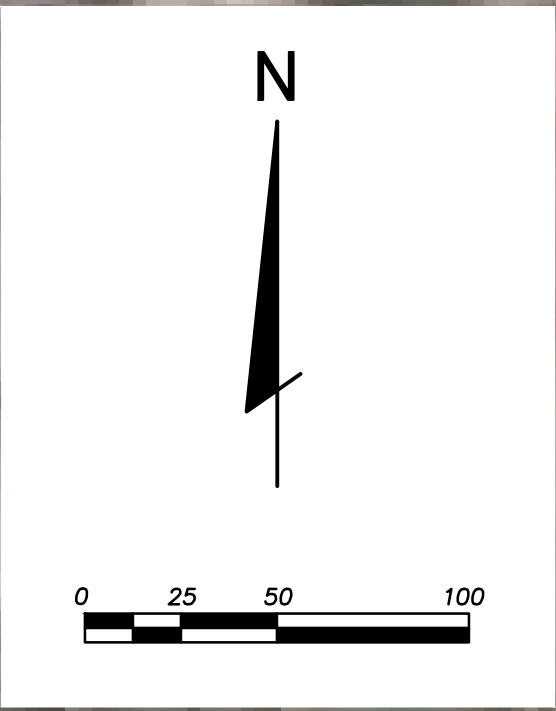
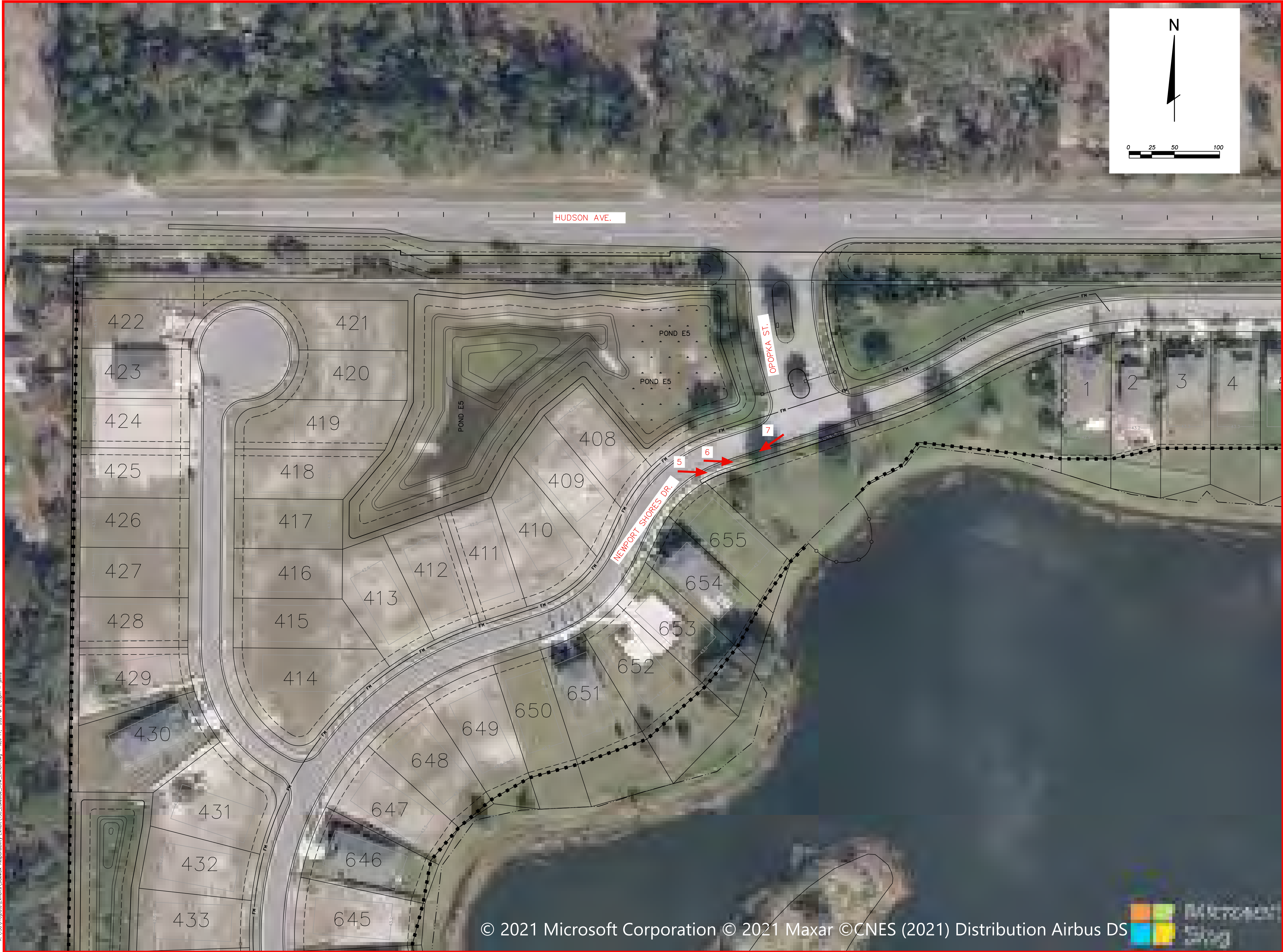
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PROJECT NAME:
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REVIEW REPORT**

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

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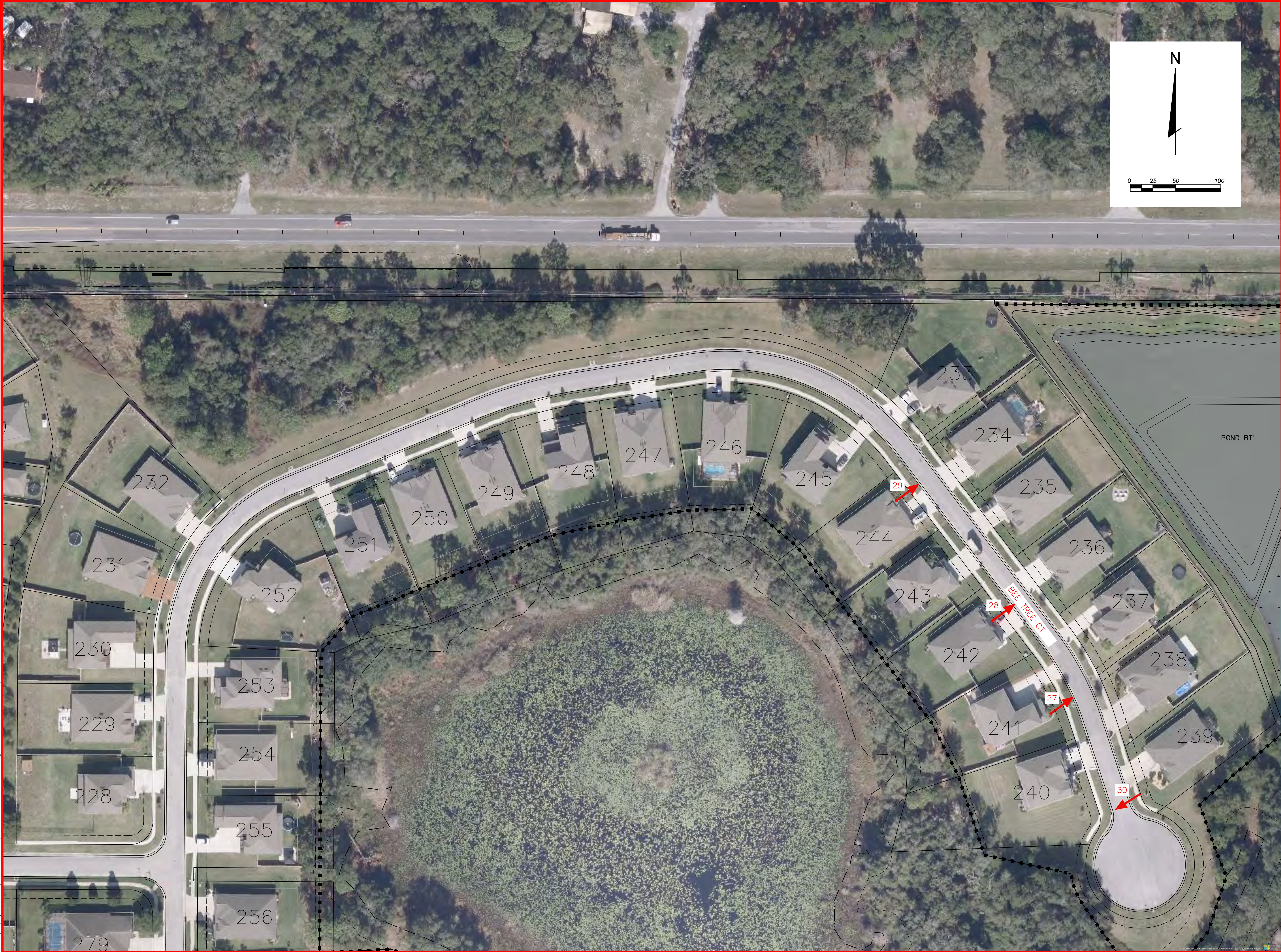
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PROJECT NAME:
**LAKE SIDE CDD STREET
AND SIDEWALK FIELD
REVIEW REPORT**

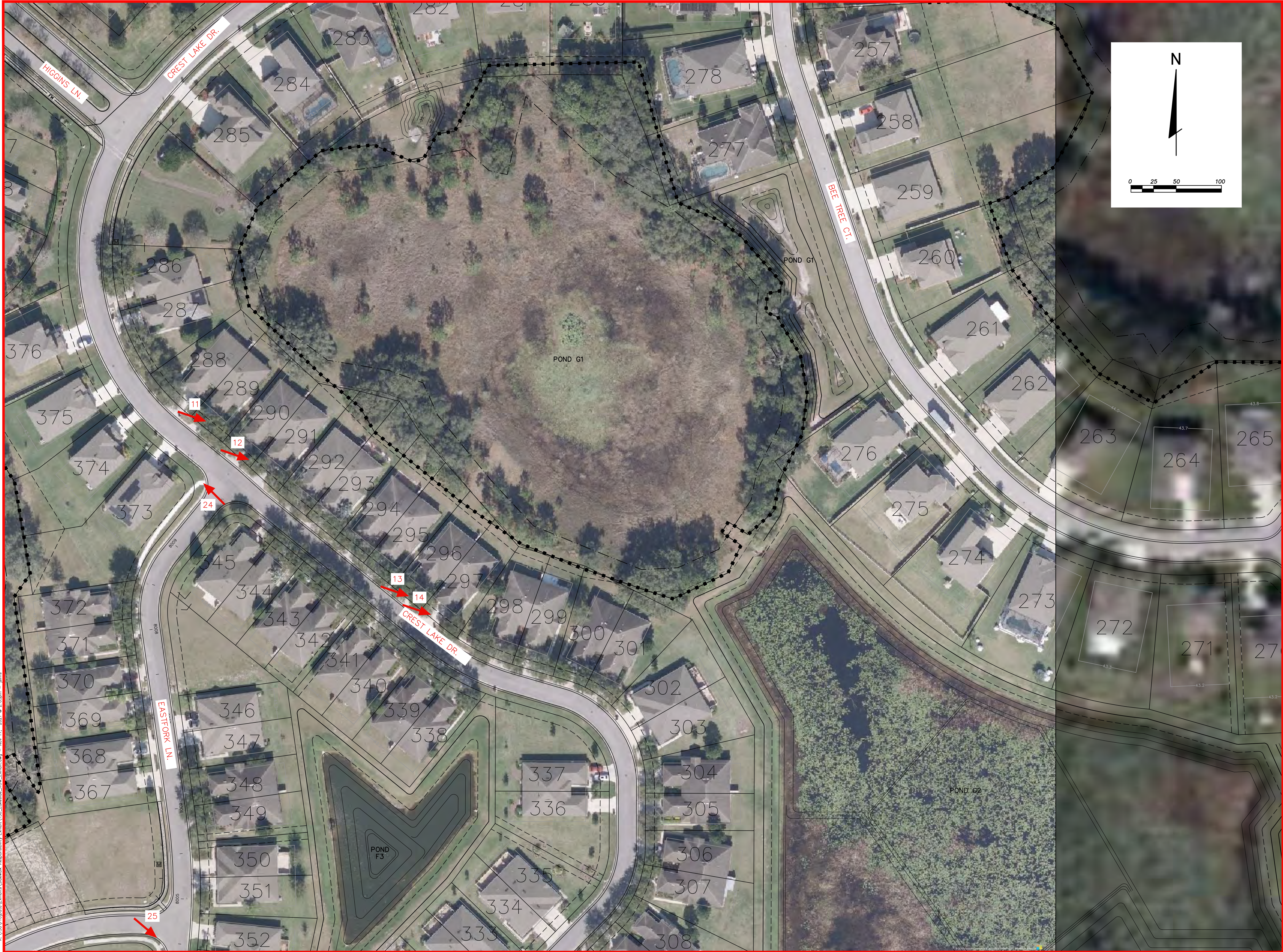
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PROJECT NAME:
**LAKESTIDE CDD STREET
AND SIDEWALK FIELD
REVIEW REPORT**

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

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11/15/2021		JRS	6 OF 7

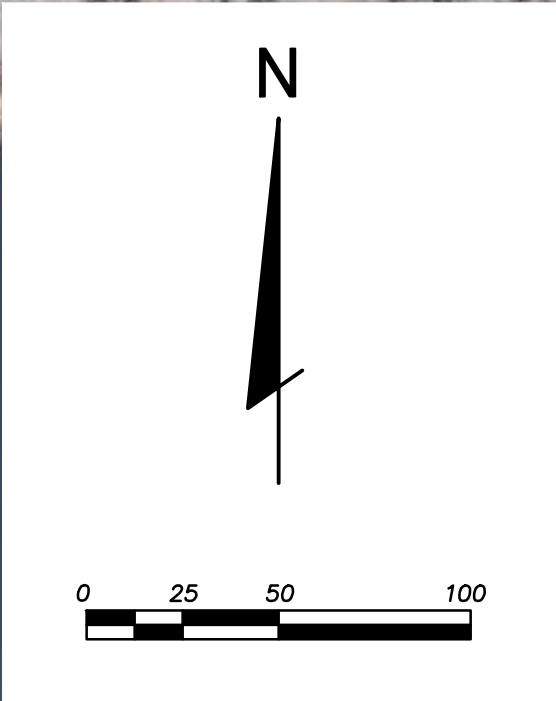


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**LAKE SIDE CDD STREET
AND SIDEWALK FIELD
REVIEW REPORT**

SHEET NAME:
KEY MAP

SITE VISIT DATE:
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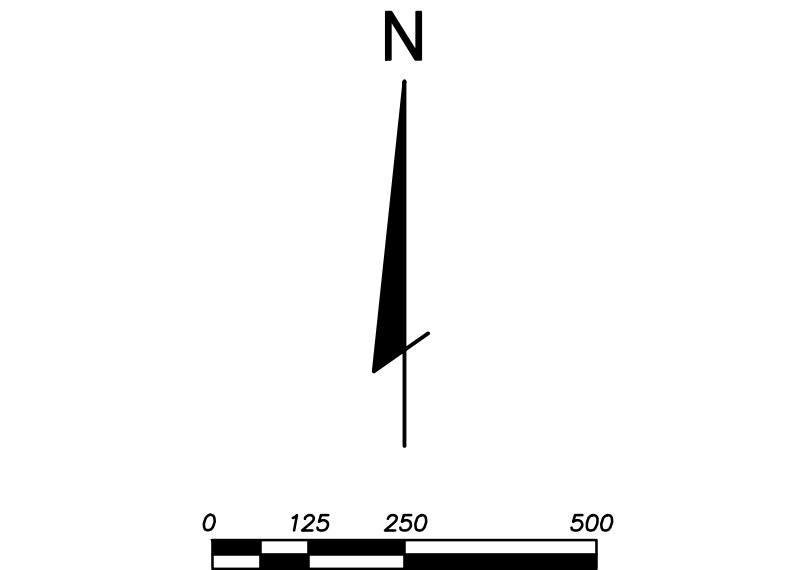
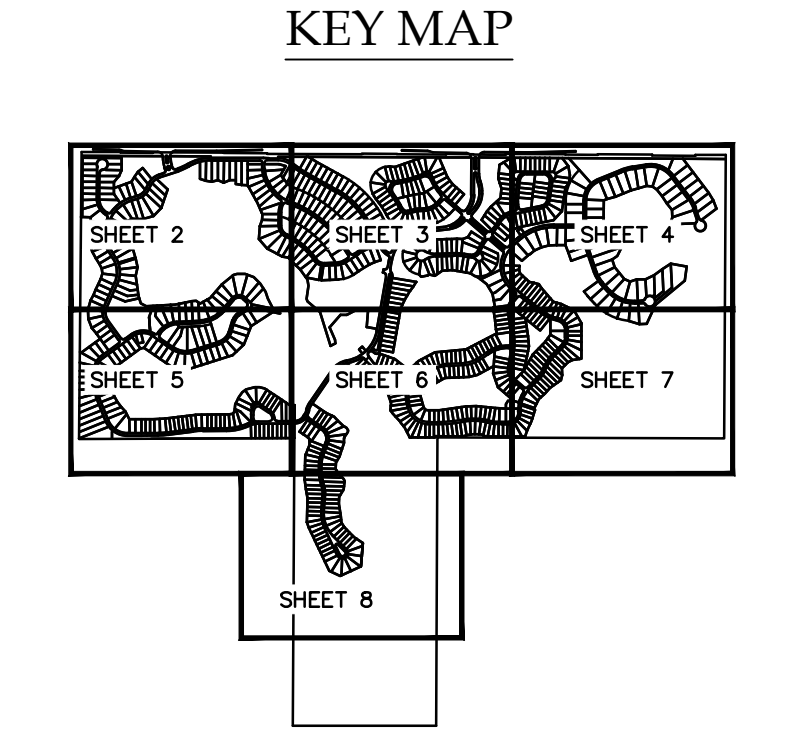



PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
11/11/2021

- LEGEND**
- | | |
|-----------------------------|--|
| NEWPORT SHORES DRIVE | = STREET NAME |
| 13442 | = ADDRESS |
| | = EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER |
| | = PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED) |
| | = MISSING HOME BUILDER REQUIRED SIDEWALK (HOME CONSTRUCTION COMPLETED) |
| | = MISSING SIDEWALK RAMP |

CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET





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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 1 OF 8
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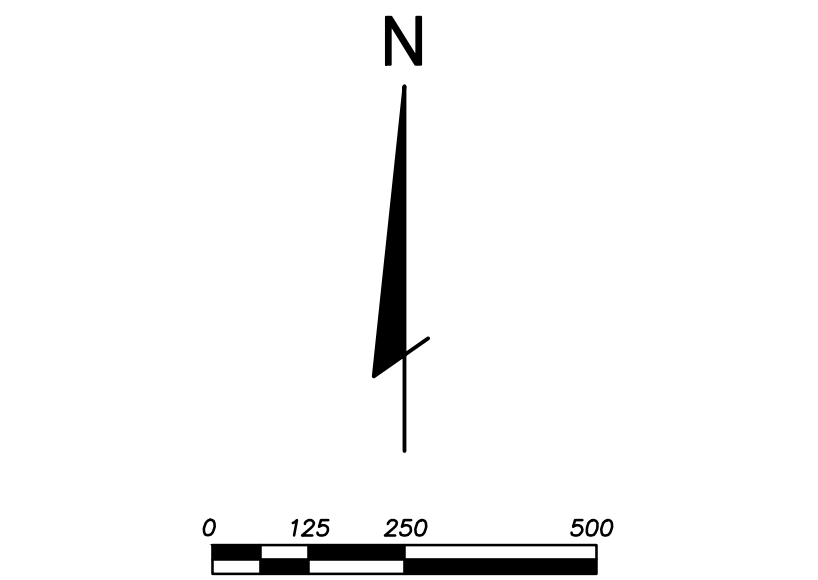
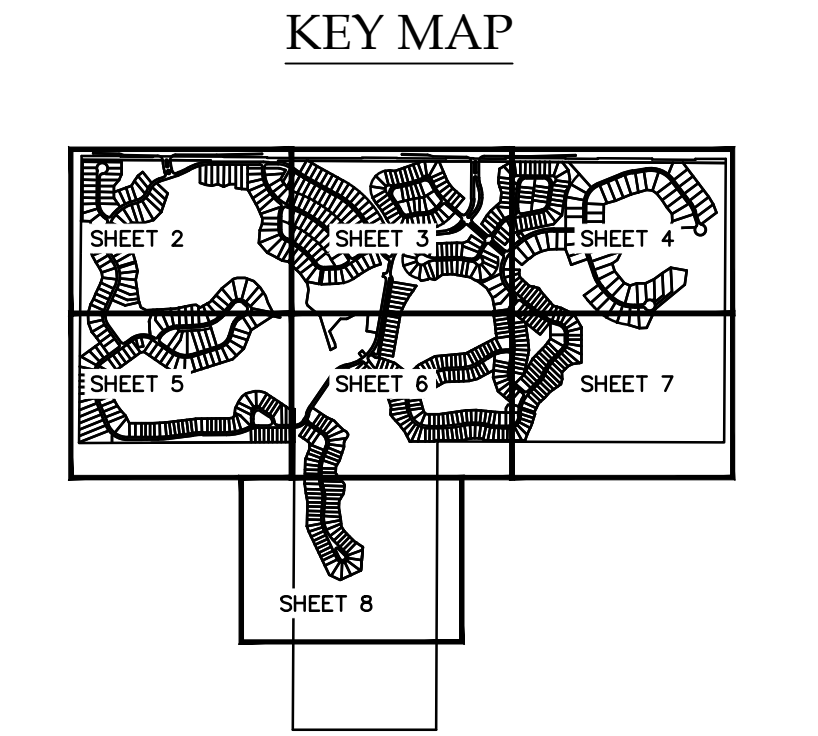
PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
11/11/2021

LEGEND

NEWPORT SHORES DRIVE	= STREET NAME
13442	= ADDRESS
	= EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER
	= PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED)
	= MISSING HOME BUILDER REQUIRED SIDEWALK (HOME CONSTRUCTION COMPLETED)
	= MISSING SIDEWALK RAMP

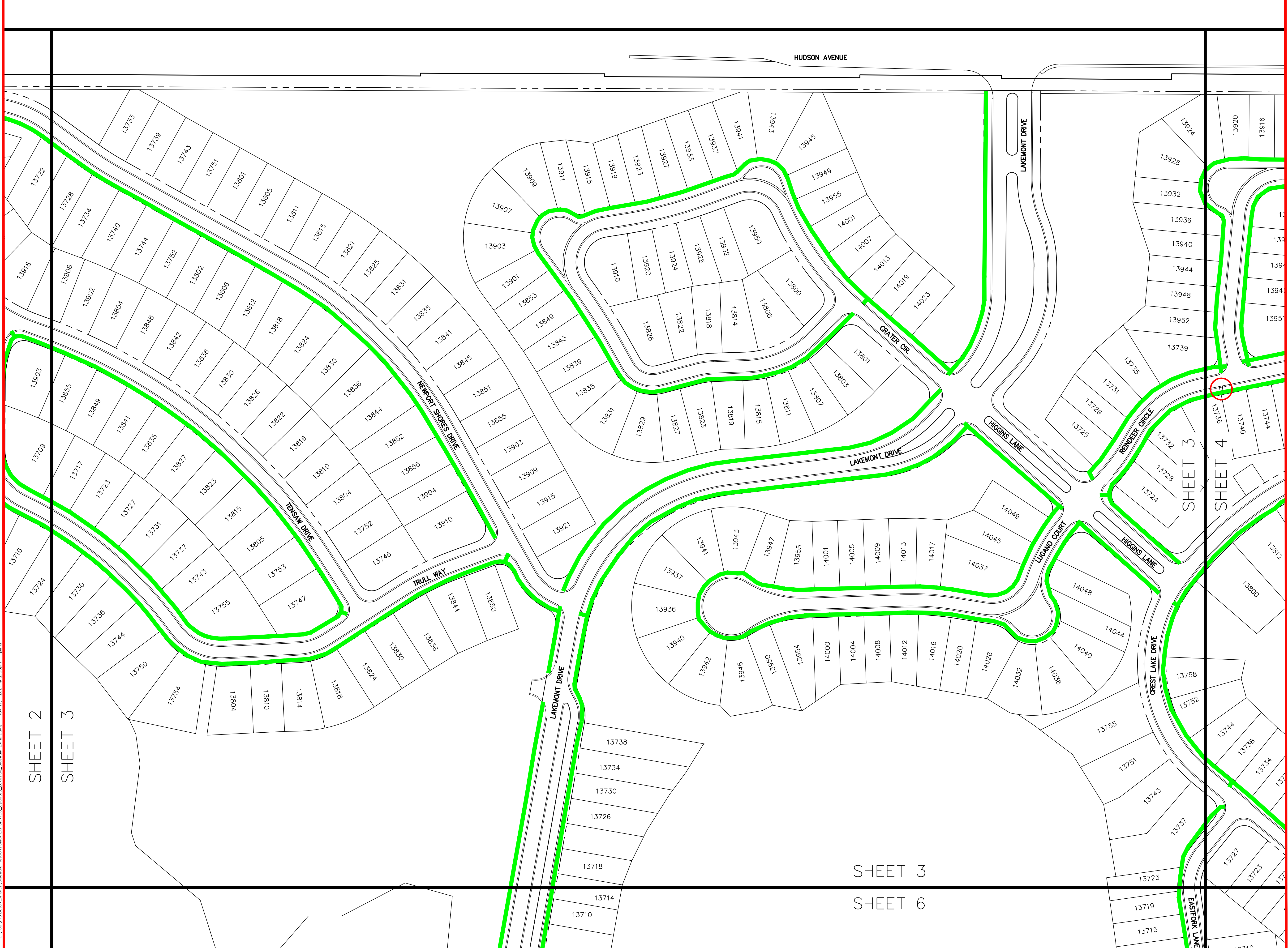
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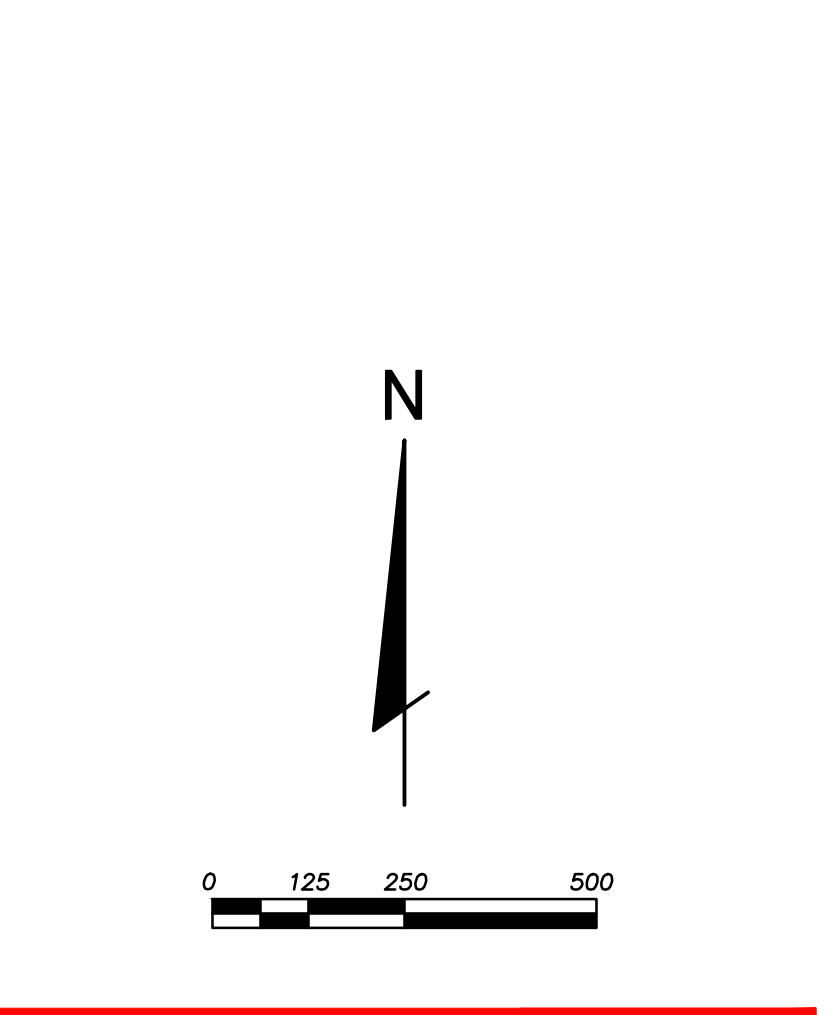
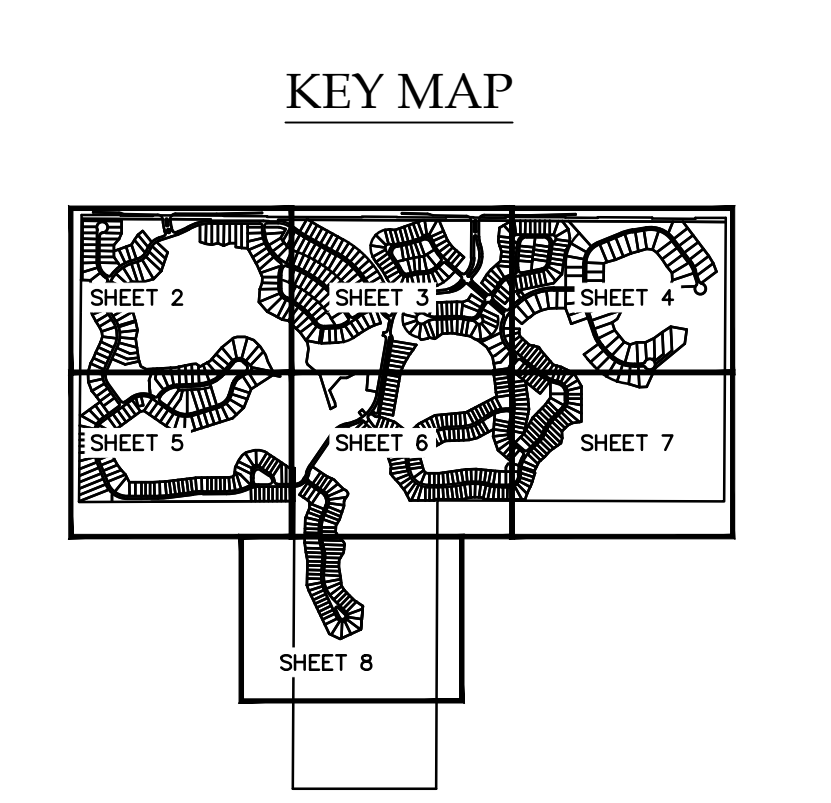



PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
11/11/2021

- LEGEND**
- NEWPORT SHORES DRIVE** = STREET NAME
 - 13442 = ADDRESS
 - = EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER
 - = PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED)
 - = MISSING HOME BUILDER REQUIRED SIDEWALK (HOME CONSTRUCTION COMPLETED)
 - = MISSING SIDEWALK RAMP

CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET



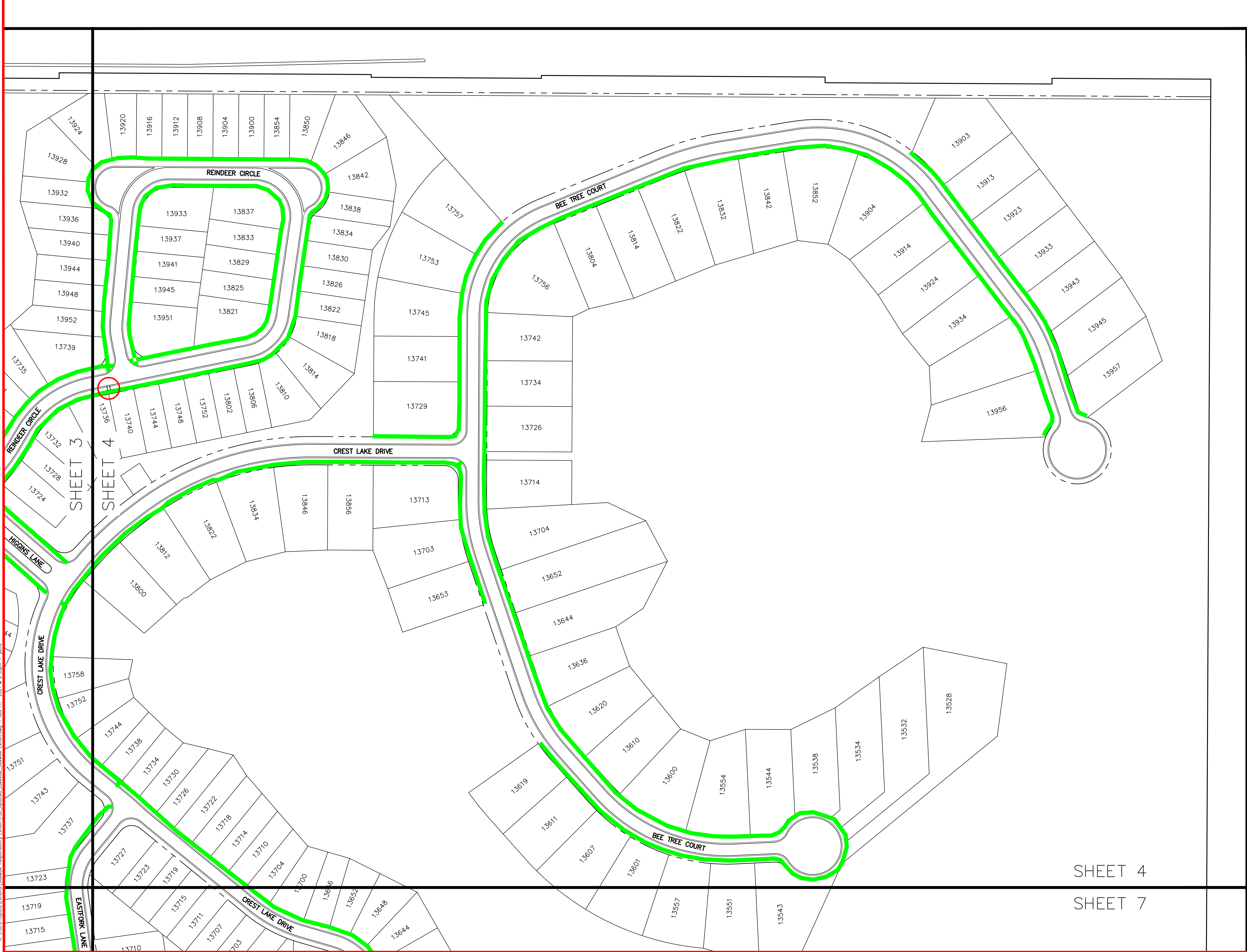


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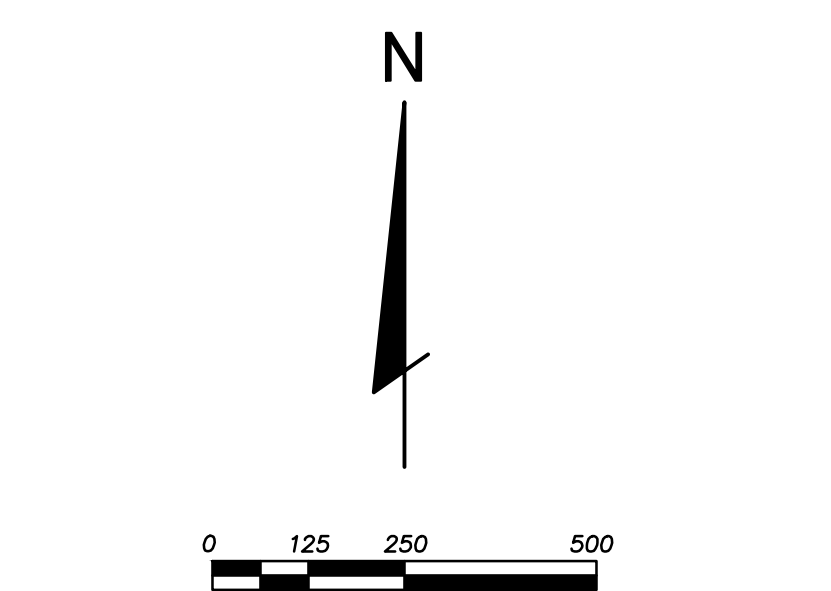
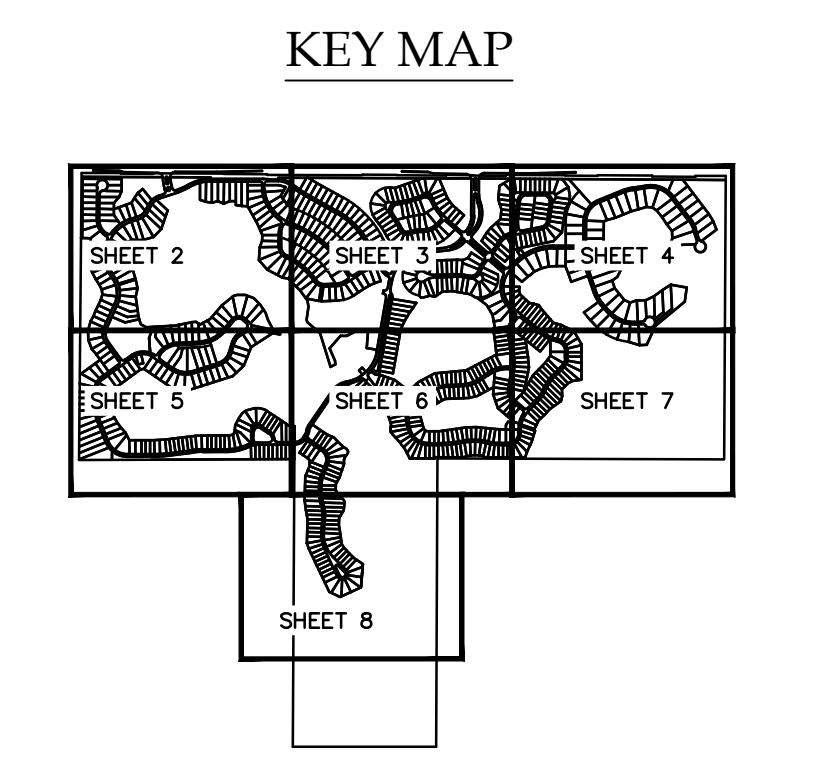
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PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

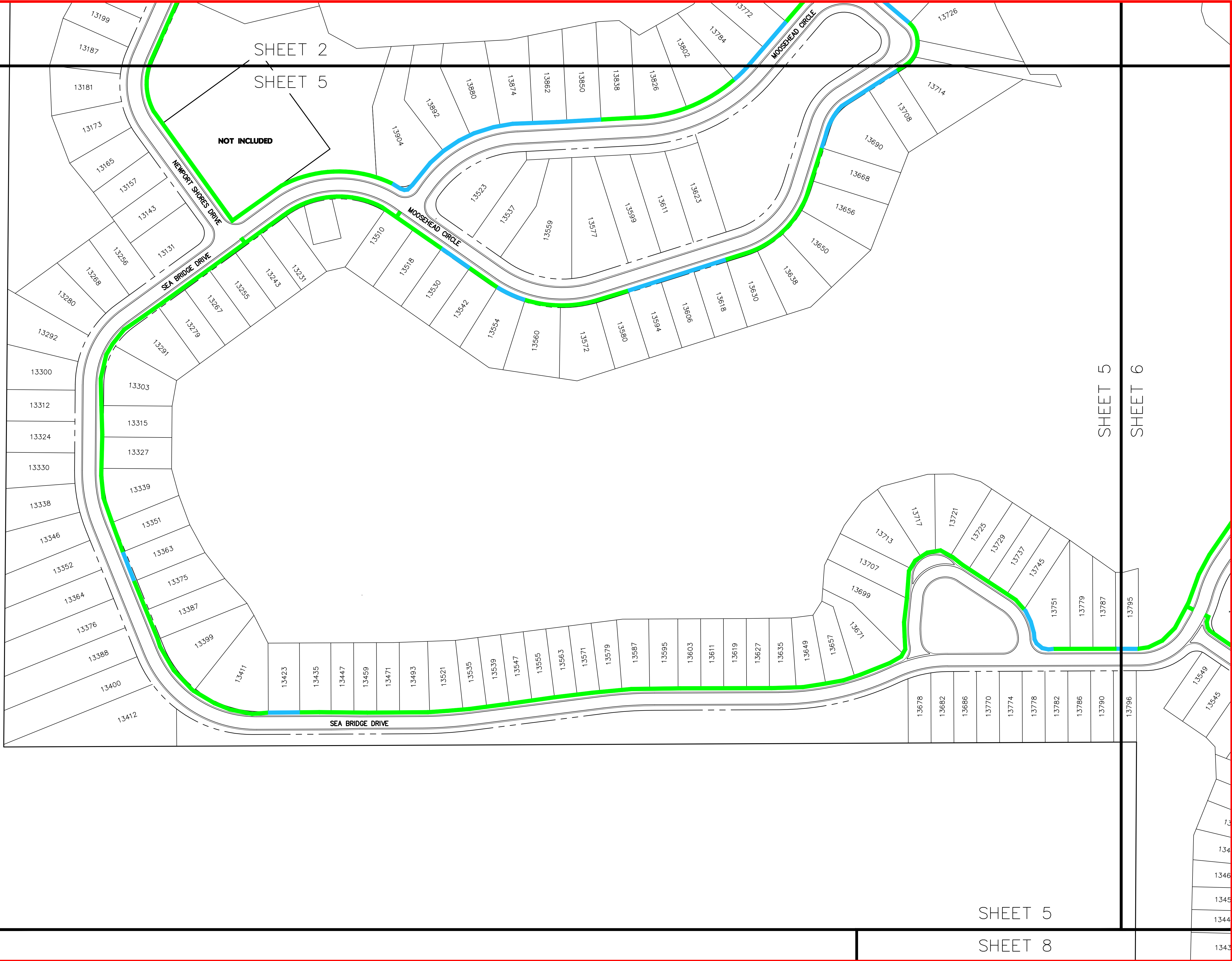
SHEET NAME:
OVERALL
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
11/11/2021

- LEGEND**
- | | |
|-----------------------------|--|
| NEWPORT SHORES DRIVE | = STREET NAME |
| 13442 | = ADDRESS |
| | = EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER |
| | = PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED) |
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PROJECT NAME:
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SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL

PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

SITE VISIT DATE:
11/11/2021

LEGEND

NEWPORT SHORES DRIVE
13442

= STREET NAME

= ADDRESS

= EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER

= PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED)

= MISSING HOME BUILDER REQUIRED SIDEWALK (HOME CONSTRUCTION COMPLETED)

= MISSING SIDEWALK RAMP

CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET

KEY MAP

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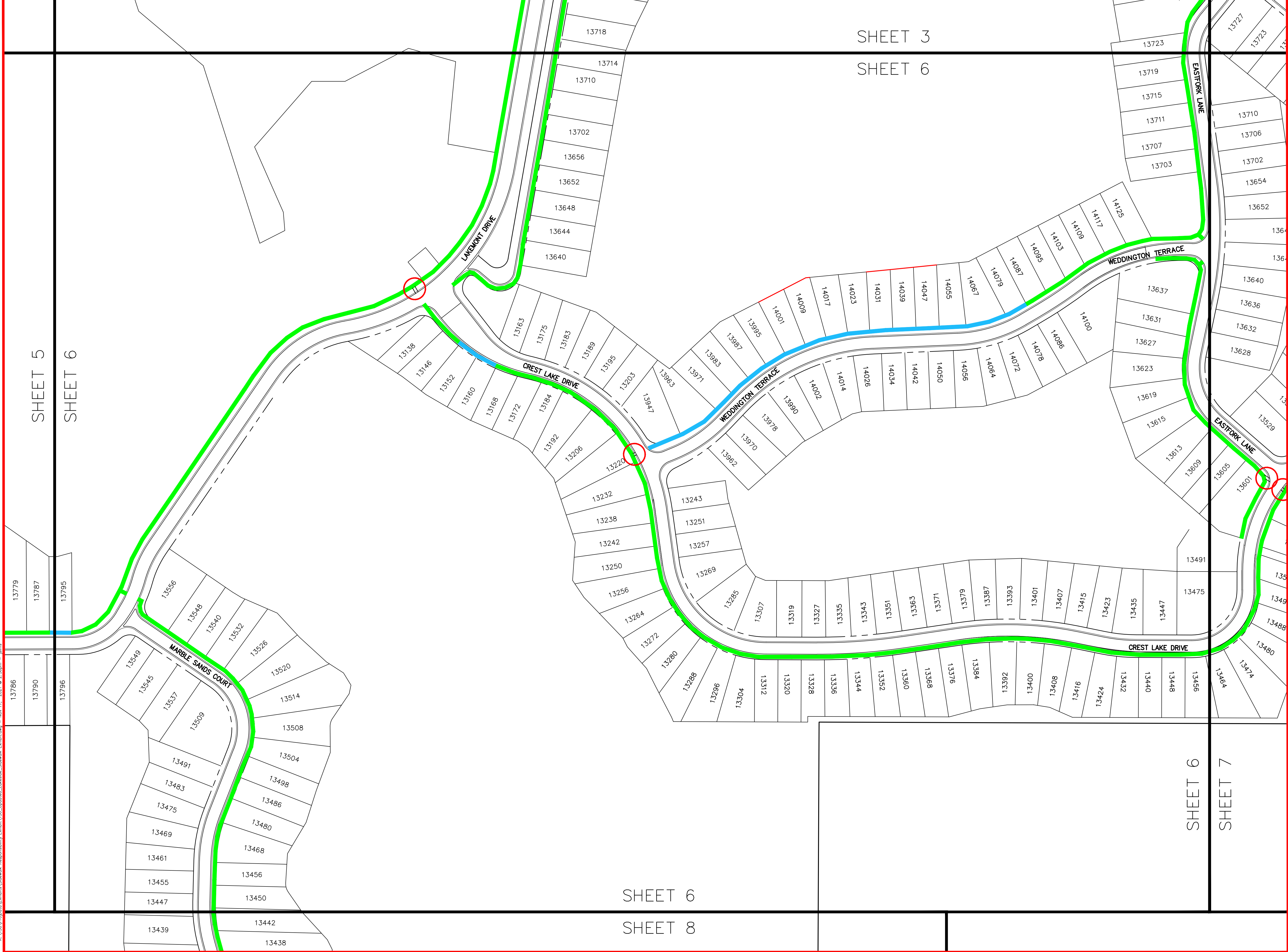
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06/11/2021	11/12/2021	SLE	5 OF 8



PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL

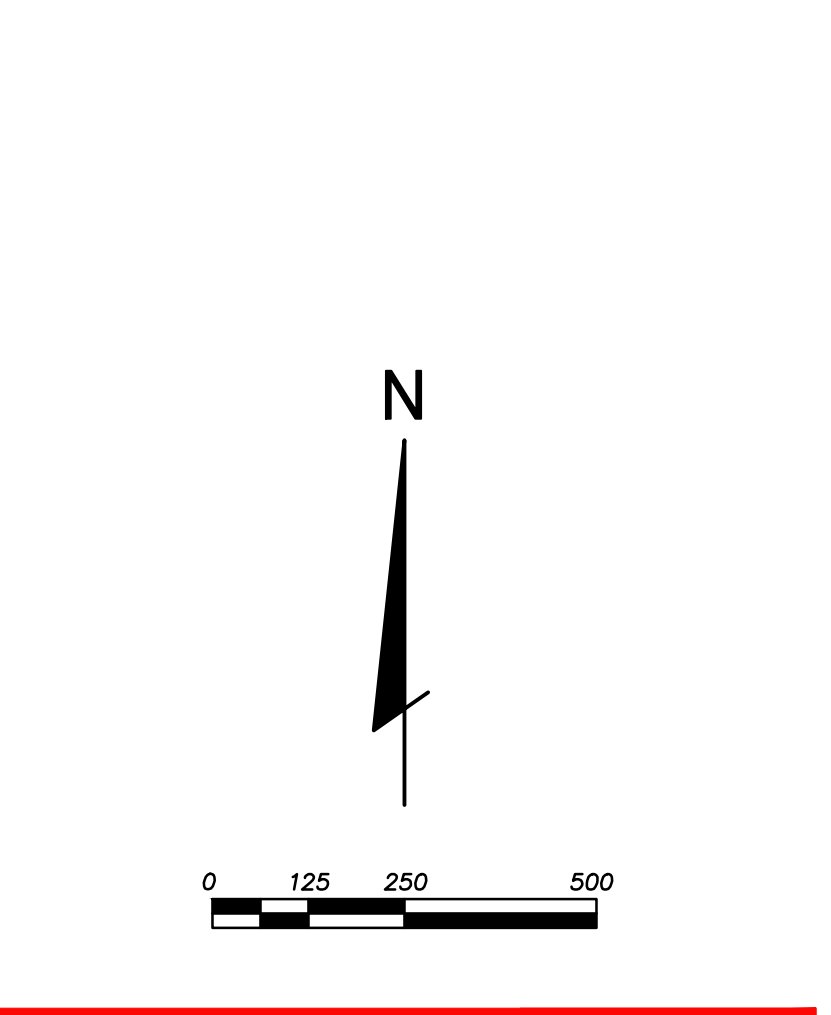
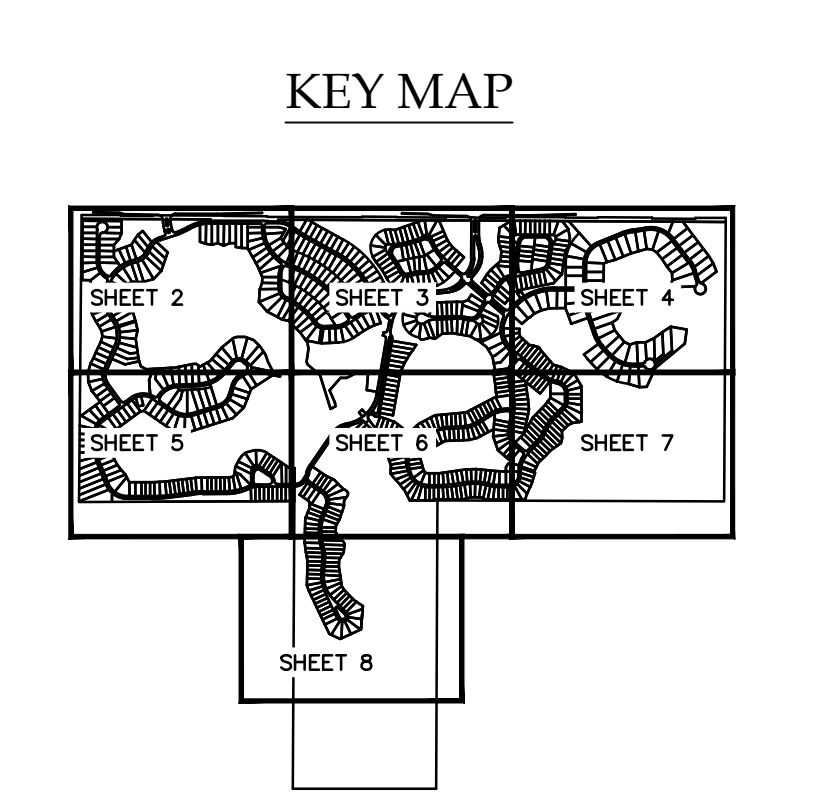
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

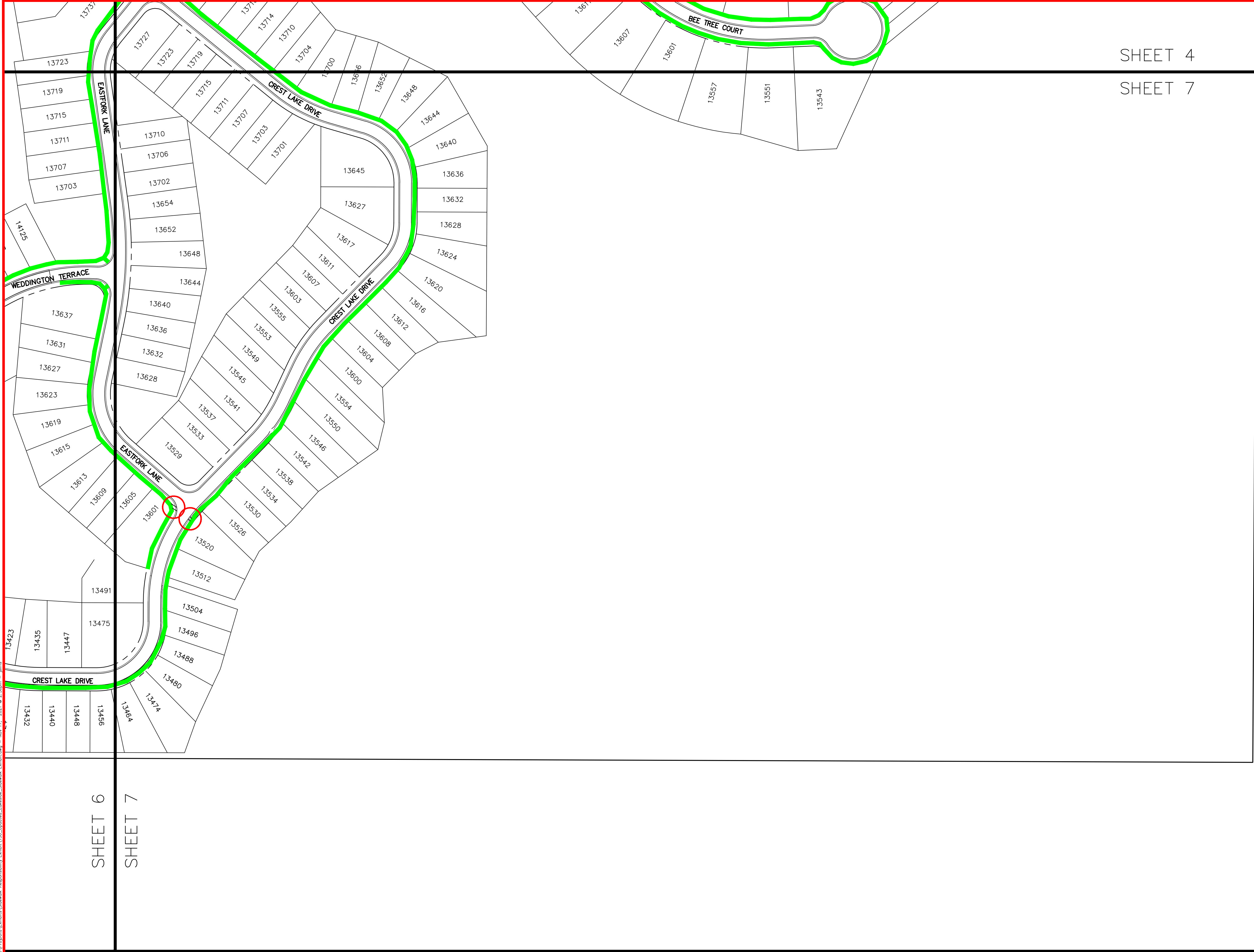
SITE VISIT DATE:
11/11/2021

LEGEND

NEWPORT SHORES DRIVE	= STREET NAME
13442	= ADDRESS
	= EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER
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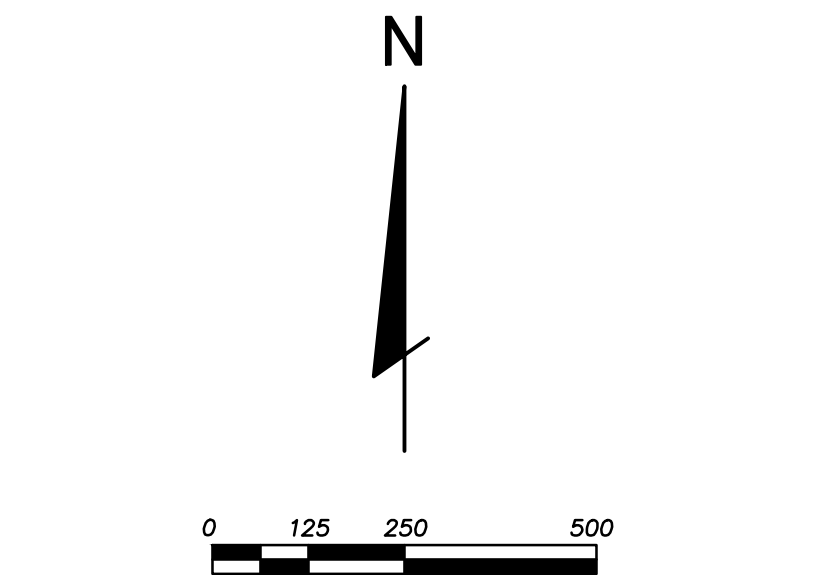
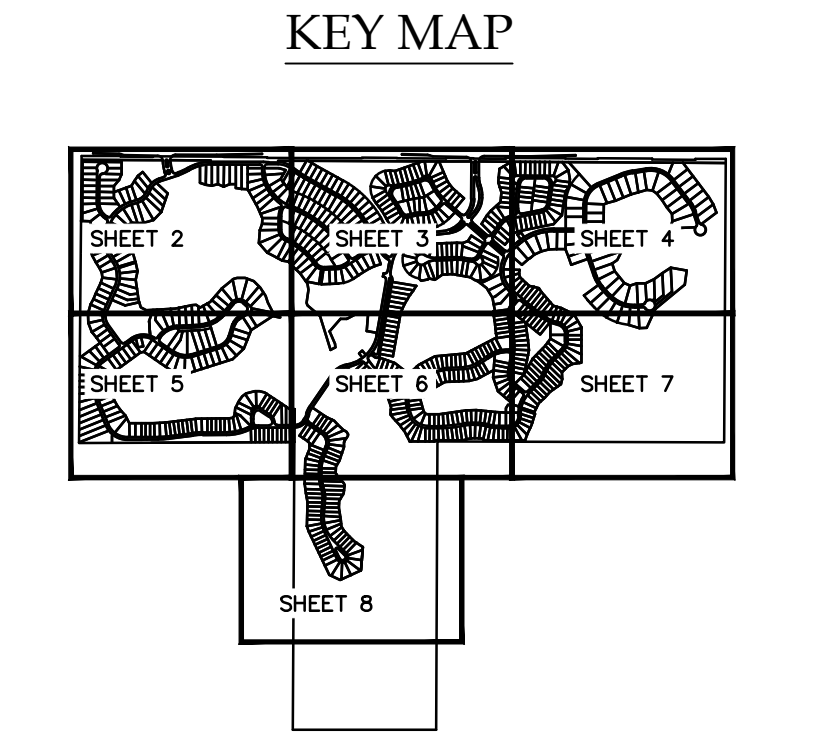
SHEET 4
SHEET 7

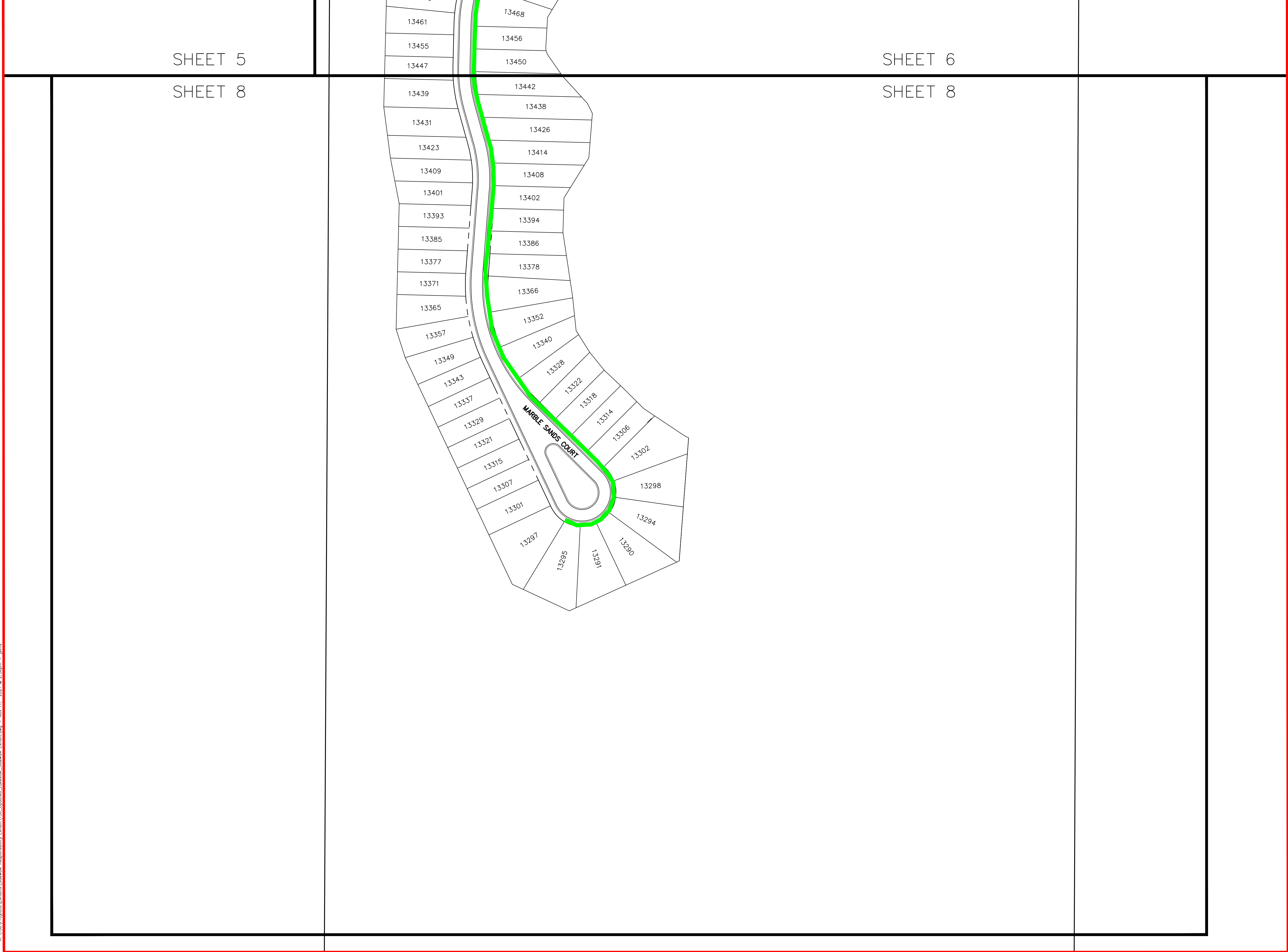
PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
11/11/2021

- LEGEND**
- | | |
|-----------------------------|--|
| NEWPORT SHORES DRIVE | = STREET NAME |
| 13442 | = ADDRESS |
| | = EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER |
| | = PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED) |
| | = MISSING HOME BUILDER REQUIRED SIDEWALK (HOME CONSTRUCTION COMPLETED) |
| | = MISSING SIDEWALK RAMP |

CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET





PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

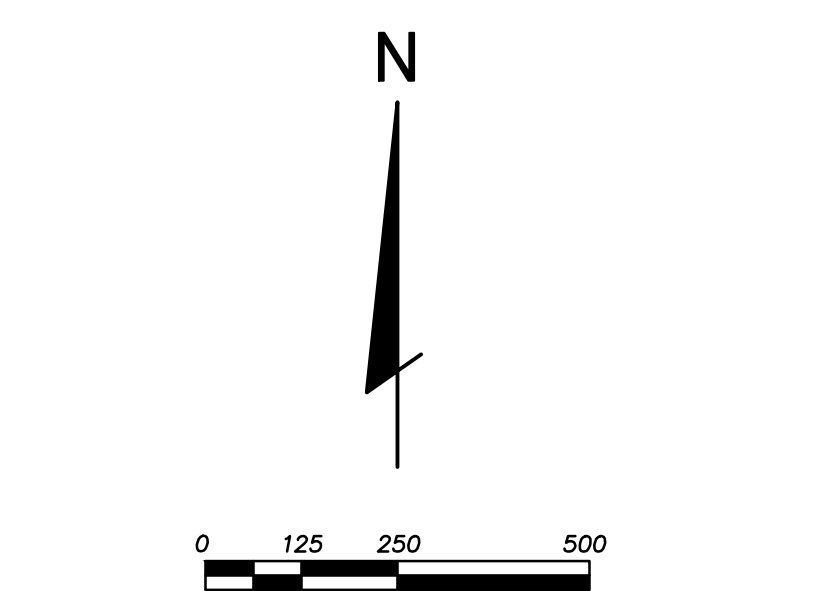
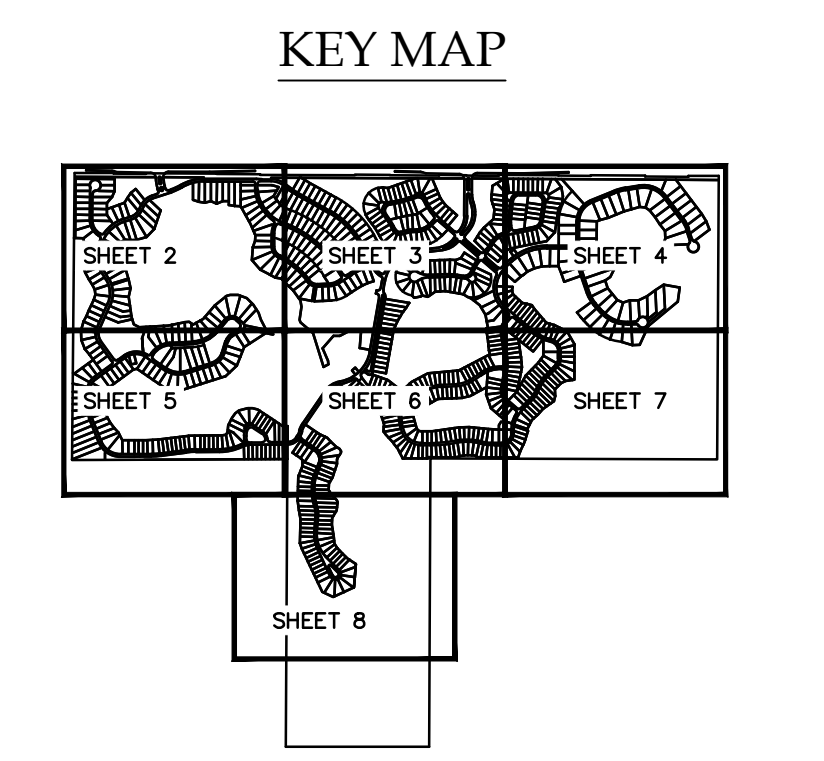
SHEET NAME:
OVERALL

PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

SITE VISIT DATE:
11/11/2021

- LEGEND**
- | | |
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| | = MISSING SIDEWALK RAMP |

CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET



Tab 6

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

January 14, 2022

Via Overnight and Email Delivery

Samantha Manning
Vice President, Finance
Landeavor, LLC
14502 N. Dale Mabry Hwy, Suite 327
Tampa, Florida 33618
Email: manning@landeavor.com

Re: Lakeside Community Development District (the "District") Completion Items


Dear Samantha:

On behalf of the District, this letter regards some ongoing construction issues within the District. Specifically, we wanted to put Landeavor, LLC, ("Landeavor") on notice of issues regarding various punch list items within the District and existing pond bank erosion issues.

Pond 6 and Pond 14, as depicted on the attached Exhibit A, are the ponds with current identified cutback and erosion issues. The proposals to partially remediate the pond is enclosed as Exhibit B. The District requests Landeavor contribute funds toward this remediation work and the erosion issues identified that will be the subject of a forthcoming proposal.

Further, please see attached documentation, enclosed as Exhibit C, of various items needing further attention within the District. The District requests that Landeavor commence such clean up and repairs as soon as possible, or requires third-party builders to do so before release of any of their deposits on hand with Landeavor as was previously discussed. The District reserves the right to provide supplemental information regarding additional areas needing work or repairs.

The District requests to schedule a call to discuss next steps at your earliest convenience. Thank you for your assistance in this matter.

Sincerely,

Lynn Hayes
District Manager

Enclosures

Cc: Jack Koch, Chairman
Alyssa Willson, District Counsel
Al Belluccia, District Engineer



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Pond Cutback Proposal

FOR

Lakeside CDD

Attention: Mr. Jason Liggett – Field Services Manager

December 14, 2021

Scope of Work

Cutback ponds behind 13173 & 13299 Newport Shores Drive.



- Cutback and cleanup of pond banks.
- Includes all labor, hauling and dumping fees.

TOTAL PRICE: \$4,000.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscapesystems.com / Cell phone: (727) 267-2059



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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Pond Cutback Proposal

FOR

Lakeside CDD

Attention: Mr. Jason Liggett – Field Services Manager

December 14, 2021

Scope of Work

Cutback and cleanup of pond behind 13549 Marble Sands Court.



- Cutback and cleanup approx. 1,000 LF of pond bank.
- Includes all labor, hauling and dumping fees.

PRICE: \$3,800.00

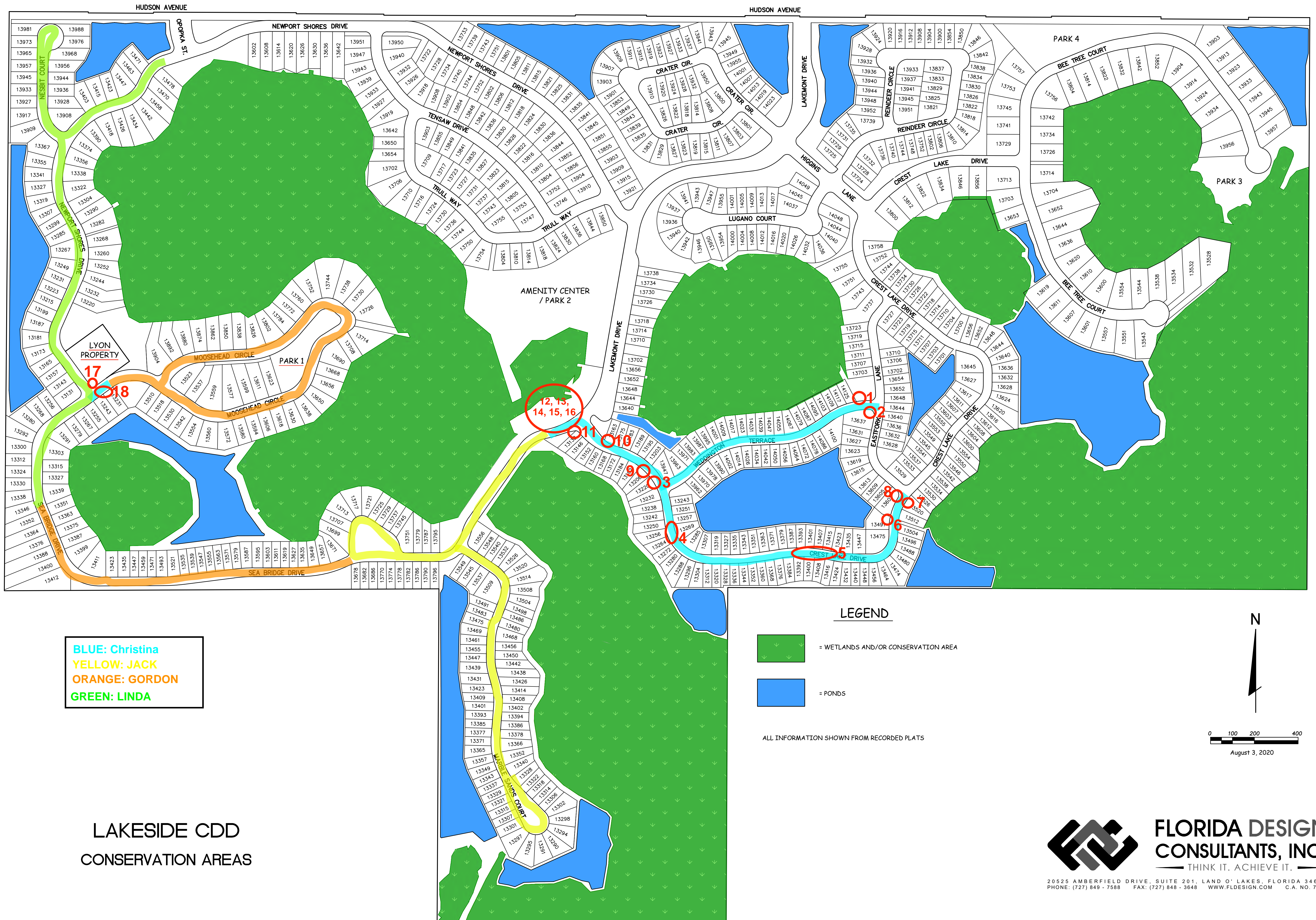
Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
rjohnson@redtreelandscapesystems.com / Cell phone: (727) 267-2059

Christina Brooks

BLUE



Lakeside CDD Developer Punch List - BLUE Legend

1. Cracked concrete sidewalk pad along Weddington Terrace near to Eastfork Lane.



**OLD SECTION - WEAR
AND TEAR**

2. Missing handicap raised bumps along the sidewalk entrance/exit at the East Fork and Weddington Intersection.



**OLD SECTION
- FRESH LOOKING CONCRETE
- DETECTABLE WARNINGS
MISSING
- CAN NOT TELL IF RECENTLY
REPAIRED BY HOME BUILDER,
NONETHELESS NOT A
DEVELOPER RESPONSIBILITY**

Lakeside CDD Developer Punch List - BLUE Legend

3. Missing sidewalk entrance/exit ramp segment at the Weddington & Crest Lake Intersection



**SIDEWALK AND
RAMP ARE
HOME BUILDER
RESPONSIBILITY**

4. Paint stains along Crest Lake Drive in front of 13269 and continuing down towards 13243

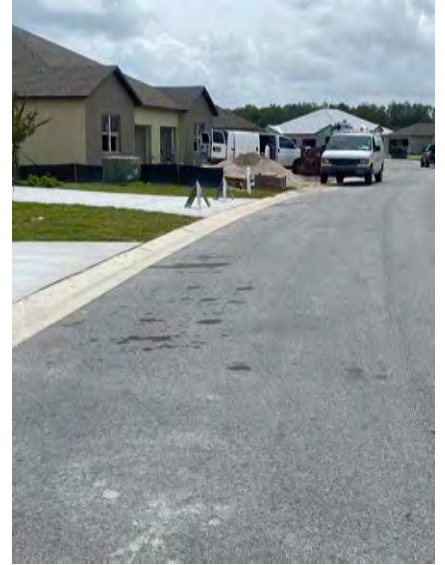


**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Lakeside CDD Developer Punch List - BLUE Legend

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

5. Oil stains all along the street from construction trucks. Beginning near 13392 and past 13408



6. Shattered gutter in front of new construction on 13491 Crest Lake Drive



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Lakeside CDD Developer Punch List - BLUE Legend

7. Missing sidewalk entrance/exit segment at Crest Lake and Eastfork Intersection

OLD SECTION - RAMP WAS REQUIRED BY HOME BUILDER

8. Missing sidewalk entrance/exit segment at Crest Lake and Eastfork Intersection

OLD SECTION - RAMP WAS REQUIRED BY HOME BUILDER

9. Clump of concrete in gutter in front of 13206 Crest Lake Drive. may impact stormwater runoff and drainage.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

10. Paint stains on the street in from of 13163 Crest Lake Drive



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY;
APPEARS
MINOR**

Lakeside CDD Developer Punch List - BLUE Legend

11. Cracked sidewalk exit segment at corner of Crest Lake Drive & Lakemont Drive in front of Lennar villa model home



OLD SECTION -
WEAR AND
TEAR OR COULD
HAVE BEEN
CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY

12. Missing sidewalk entrance/exit ramp segment at the Lakemont & Crest Lake Intersection.



OLD SECTION -
DEVELOPER
RESPONSIBILITY

Lakeside CDD Developer Punch List - BLUE Legend

13. Grass was never placed along Lakemont near the water facilities at the Lakemont & Crest Lake Drive Intersection. Weeds have been allowed to grow into this area. This was also the area that the builders would leave equipment for the creation of the roadways in the new section.



**OLD SECTION -
WEAR AND
TEAR OR COULD
HAVE BEEN
CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

14. There are random pipes still sticking out of the ground near to the water facilities on Lakemont near the Lakemont and Crest Lake intersection.



**UNKNOWN
MARKER**

Lakeside CDD Developer Punch List - BLUE Legend

15. Cracked sidewalk along Lakemont near the Lakemont & Crest Lake intersection where the construction trucks always parked when they were creating the roadways in the new section.



**OLD SECTION -
WEAR AND
TEAR OR COULD
HAVE BEEN
CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

16. Cracked asphalt in the roadway along Lakemont where it becomes Sea Bridge where the construction trucks always parked when they were creating the roadways in the new section.



**WEAR AND
TEAR**

Lakeside CDD Developer Punch List - BLUE Legend

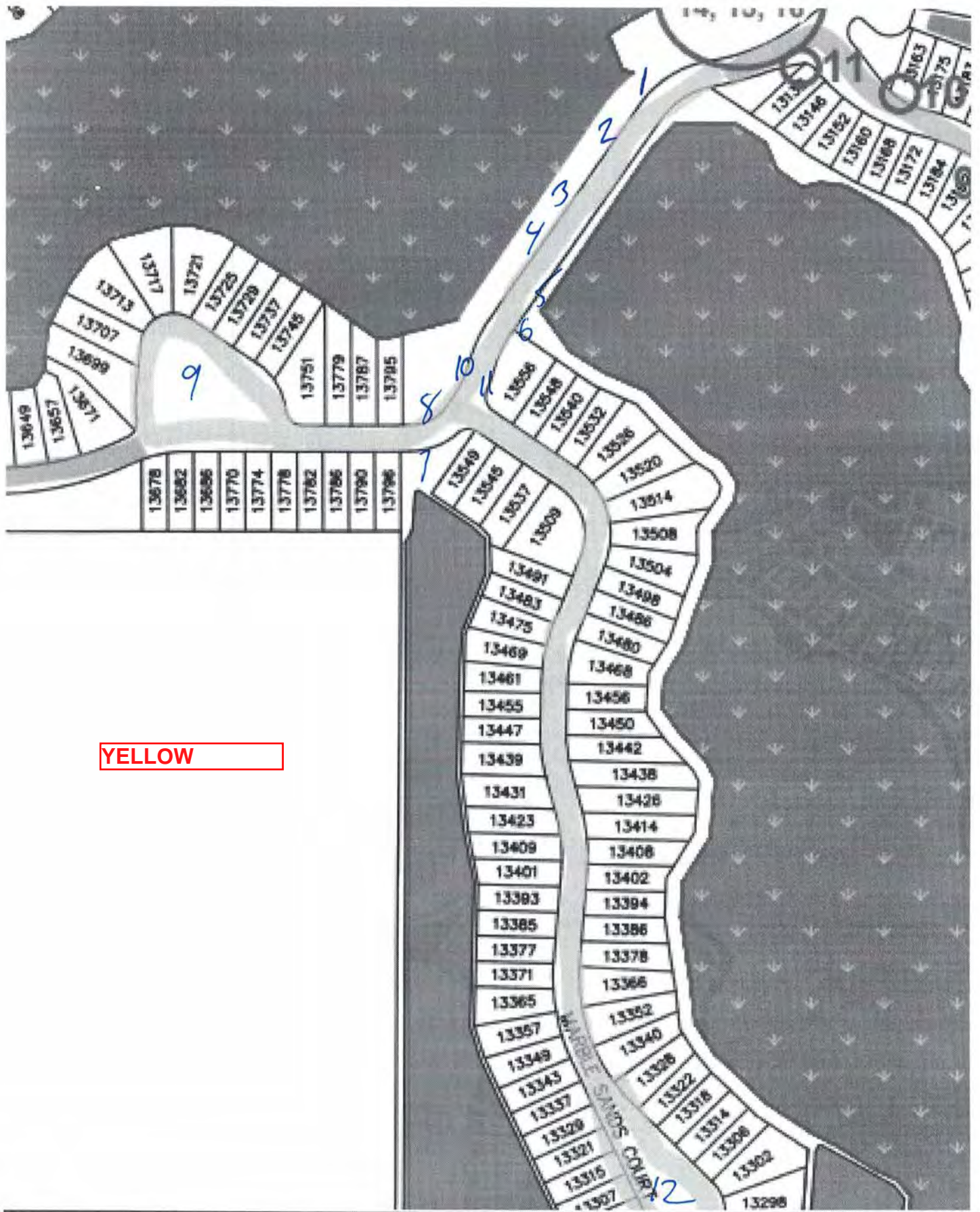
17. Paint and rust stains in the road at the Newport Sores & Sea Bridge intersection.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Jack Koch

YELLOW





1 – Pipe stubs remaining on edge of Sea Bridge

**UNKNOWN
MARKER**



2 – Paint and oil stains

basically run the length of Sea Bridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



3 – Damaged guttering on Sea Bridge

**MINOR; NO
CONCERN**



4 – Pipe stubs on edge of Sea Bridge – looks like it may have been installed as temporary protection to keep workers from driving over that structure?

**UNKNOWN
MARKER, NEED
TO CHECK WITH
WREC**



5 – Additional stains on Sea Bridge

**MINOR; NO
CONCERN**



6 – Cracked guttering on Sea Bridge

**MINOR; NO
CONCERN**



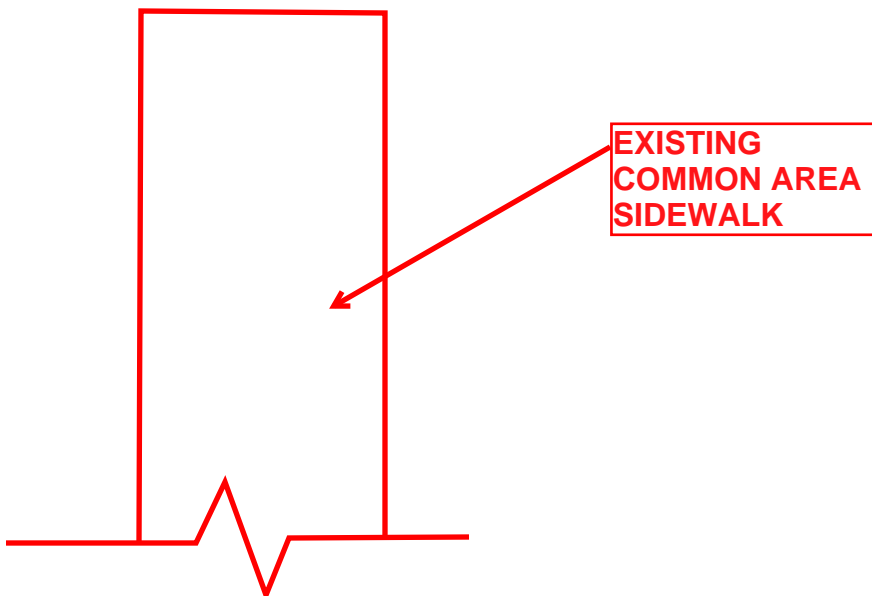
7 – Entire area will need to be GRADED and SODDED when work is complete

**HOME BUILDER
RESPONSIBILITY**

8. MISSING SIDEWALK - LOOKS LIKE THERE MAY STILL BE A HOME TO BE BUILT ON THIS LOT BUT IF NOT WILL NEED TO BE CONNECTED



**CAN NOT TELL
FROM PHOTO IF
MISSING
SIDEWALK
FRONTS A LOT
OR COMMON
AREA**



~~8 Missing sidewalk looks like there may still be a home to be built on this lot but if not will need to be connected.~~



9 – Island being used for vehicle and supply storage. Extensive rutting and turf damage. Entire area will need to be re-graded and sodded once work is complete

**HOME BUILDER
RESPONSIBILITY**



10- Gutter damage on Sea Bridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



11 – Gutter damage on Sea Bridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



12 – Island at the end of Marble Sands was used for vehicle and material storage during building, turf is destroyed and area is heavily rutted. Needs to be re-graded and sodded.

**HOME BUILDER
RESPONSIBILITY**



Remaining photos basically run the length of Marble Sands where there is extensive oil, paint, and concrete staining from workers.

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
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**CAUSED BY
HOME BUILDING
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ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



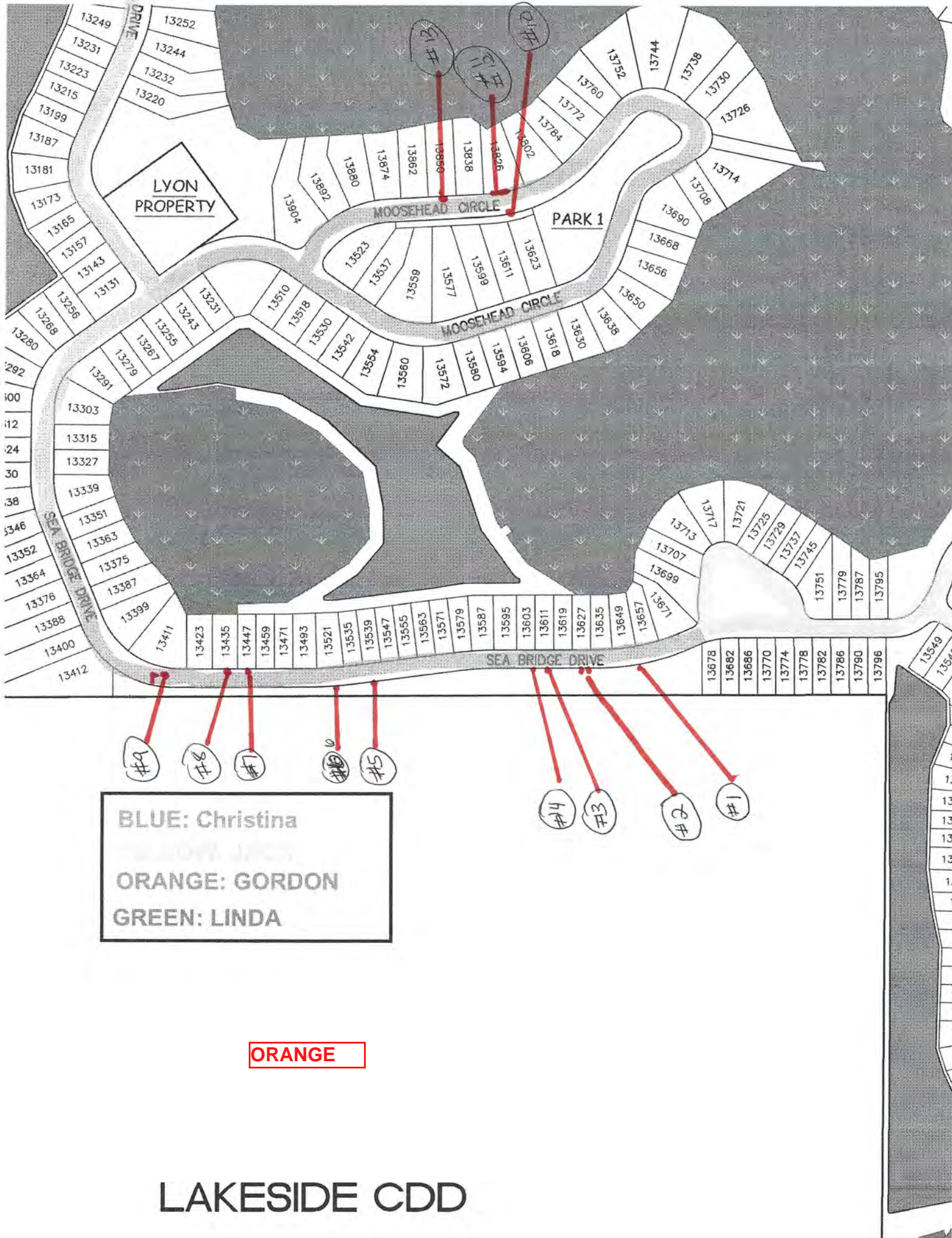
**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Gordon Dexter

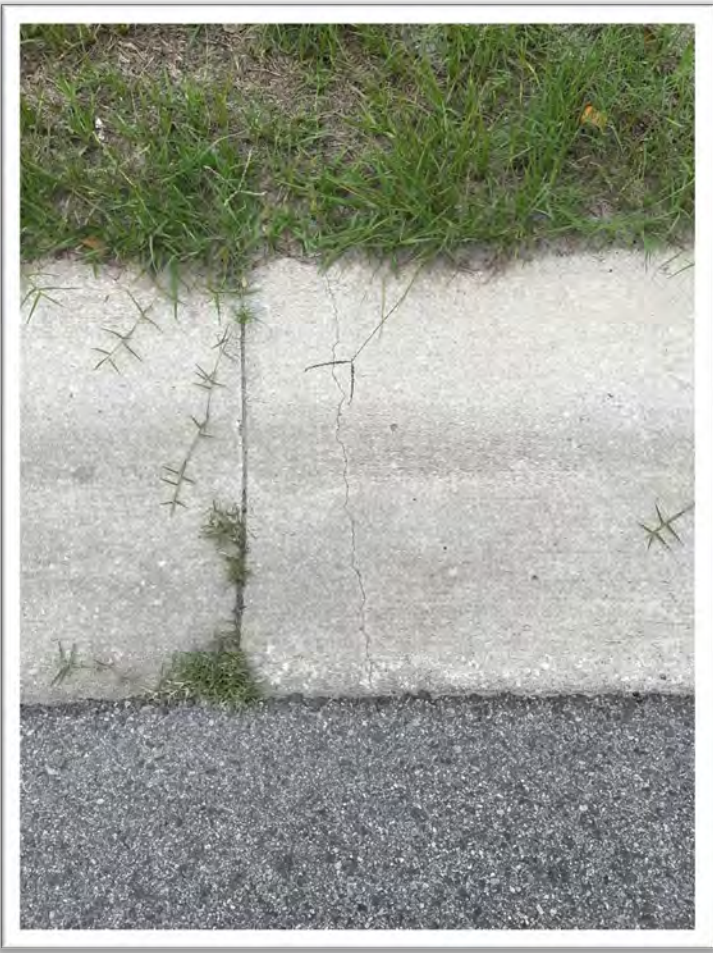
ORANGE



BLUE: Christina
ORANGE: GORDON
GREEN: LINDA

ORANGE

LAKESIDE CDD



Gutter crack across street between 13649 and 13651 Seabridge

**MINOR; NO
CONCERN**



Gutter cracks across street from 13627 Seabridge

**MINOR; NO
CONCERN**



Gutter crack across street from 13611 Seabridge

MINOR



Gutter crack across between 13611 and 13603 Seabridge

MINOR



Gutter crack across street between 13539 and 13532 Seabridge

MINOR



Gutter crack across street from 13521 Seabridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



Gutter crack at driveway 13447 Seabridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



Multiple gutter cracks next to 13447 Seabridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



Paint stain at 13411 Seabridge. Also oil stains all along construction area on Seabridge

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



Gutter crack and excess concrete across from 13826 Moosehead

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



Excess concrete 13826 Moosehead driveway

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



Excess concrete 13826 Moosehead driveway

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**



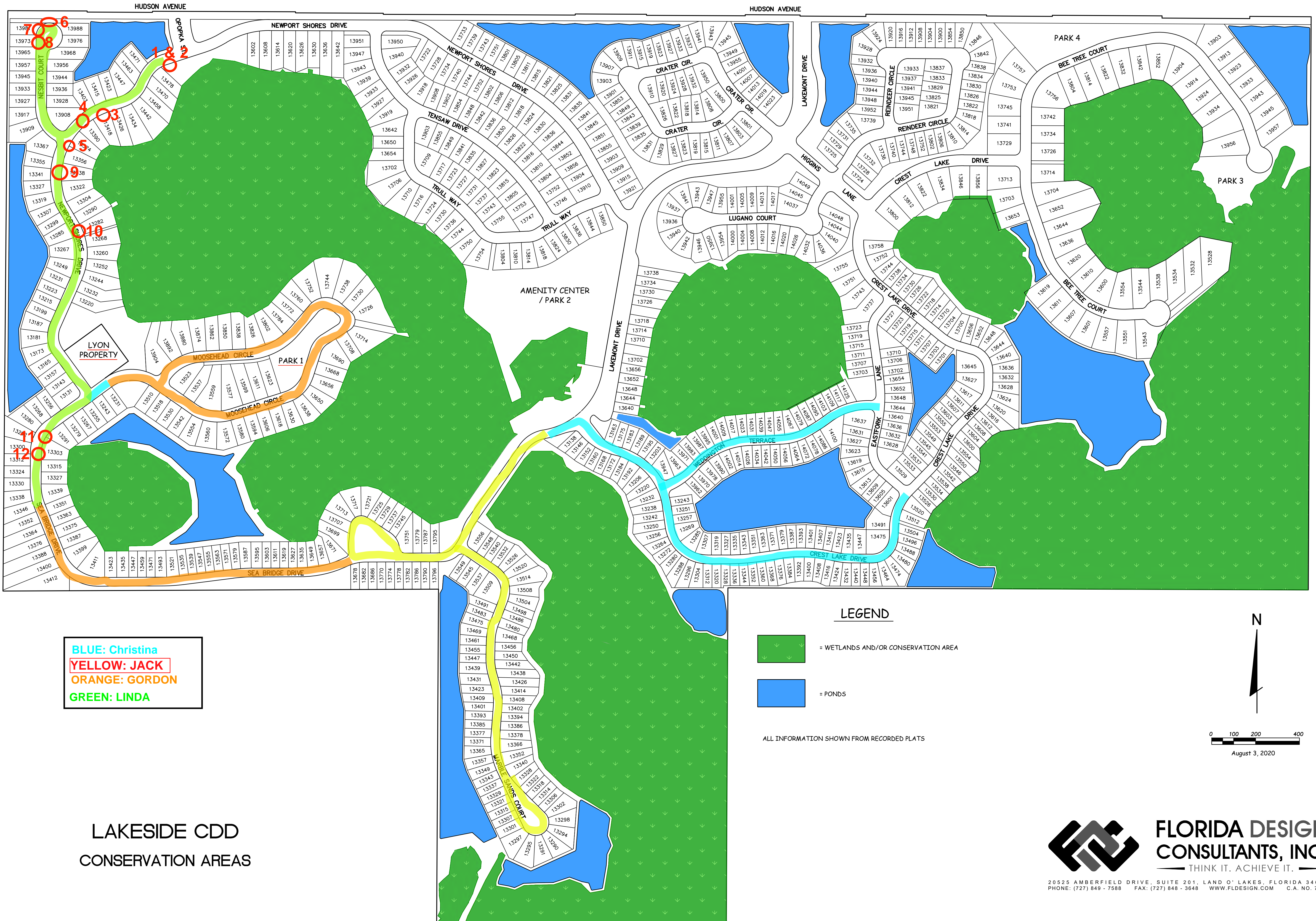
Gutter crack driveway at 13850 Moosehead

**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Linda Ramlot

GREEN

K:\150\ProjData\Exhibits\Address Exhibit\150_Lakeside_Address Exhibit.dwg -- Aug 03, 2020 @ 12:32pm -- mmeier



Lakeside CDD Developer Punch List - GREEN

1. Exposed pipe sticking out of the ground.



**UNKNOWN
MARKER**

2. Construction debris



**TRASH, SHOULD
BE REMOVED**

Lakeside CDD Developer Punch List - GREEN

3. Clump of concrete in gutter in front of 13418 Newport Shores Drive.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

4. Paint on Rodeway in front of 13390 Newport Shores Drive



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Lakeside CDD Developer Punch List - GREEN

5. Missing Sidewalk Entrance/Exit segment in-between 13374 & 13356 Newport Shores Drive.



**MISSING RAMP
IS HOME
BUILDER
RESPONSIBILITY**

6. Missing grass from where the construction debris used to lay, which killed the grass. Between 13988 & 13981 Nesbit Court



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Lakeside CDD Developer Punch List - GREEN

7. Some damage to the gutter as well as excessive dried concrete in the gutter in front of 13981 Nesbit Court.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

8. Concrete in gutter in front of 13973 Nesbit Court as well as other homes along this road, as water carried the concrete from the dumping site in the lot next-door down to the sewer.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Lakeside CDD Developer Punch List - GREEN

9. Giant paint stain in the street in front of 13338 Newport Shores Drive.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

10. Paint stain in the street in front of 13282 Newport Shores Drive.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Lakeside CDD Developer Punch List - GREEN

11. Water valve slab protrudes at least 2 inches above the sidewalk (trip hazard) and is very wobbly, loose, and moves when stepped on. Needs to be inspected.



**PASCO COUNTY IS
RESPONSIBLE FOR OPERATION
AND MAINTENANCE OF WATER
DISTRIBUTION SYSTEM.
HOWEVER, DEPENDING ON
REPAIR COST, IT MAY BE MORE
EFFICIENT FOR CDD TO REPAIR**

12. Paint stains on the street in front of 13303 Newport Shores Drive.



**CAUSED BY
HOME BUILDING
CONSTRUCTION
ACTIVITY**

Tab 7



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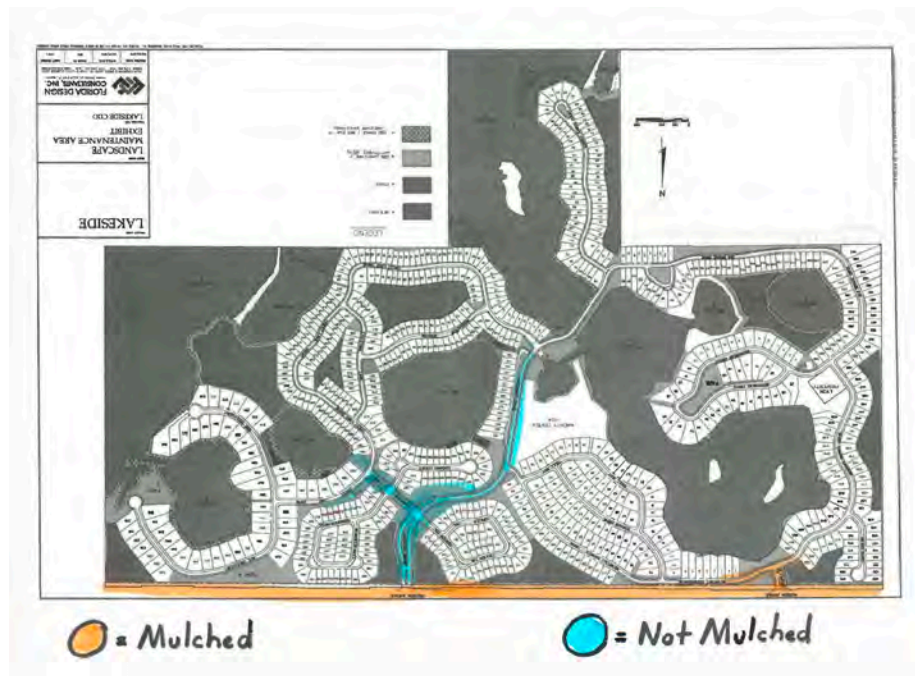
5532 Auld Lane, Holiday FL 34690

SUPPLEMENTAL MULCH INSTALLATION PROPOSAL
FOR
LAKESIDE CDD

Attention: Mr. Jason Liggett – Field Services Manager

January 3, 2022

Current Project Status



Scope of Work

- Installation of additional (125) cubic yards of chocolate brown shredded mulch to equal contract “first top dressing” estimated total amount (due to property’s need for mulch and new mulch type change).
- Includes materials, sales tax, shipping and equipment fees.

(125) cubic yards X \$45.00 per yard: \$5,625.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.com / Cell phone: (727) 919-3915

Tab 8

**MINUTES OF MEETING
LAKE SIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, December 15, 2021, at 11:02 a.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Koch	Board Supervisor, Chair
Linda Ramlot	Board Supervisor, Vice Chair
Christina Brooks	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also Present:

Al Belluccia	District Engineer, Florida Design <i>(via conf. call)</i>
Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP <i>(via conf. call)</i>
Jason Liggett	Field Services, Rizzetta & Company
Kevin Wilt	Representative, Solitude Aquatics
Peter Lucadano	Representative, Redtree Landscaping <i>(joined meeting at 11:09 a.m.)</i>
Robert Johnson	Representative, RedTree Landscaping <i>(joined meeting at 11:09 a.m.)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called to order and performed roll call and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

**Consideration of Geotech Proposal-
Road Conditions at Bee Tree Court**

This proposal was tabled. The Board requested that the District Engineer go back to Faulkner Geotech and get a revised quote to include an inspection of the road

conditions in the entire community (original road sections, not the new roads) and provide it to the District manager by January 18, 2022 to be included in the January 26th meeting agenda.

FOURTH ORDER OF BUSINESS

Consideration of RedTree Landscape Proposals

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the RedTree Conservation Cutback Proposal between Marble Sands Court and Crest Lake Road for \$4,750, for the Lakeside Community Development District.

The Board tabled the RedTree Cut Back and Clean Up Proposal of Pond 14 behind 13549 Marble Sands Court for \$3,800 until the February 23, 2022, meeting.

The Board tabled the RedTree Cut Back Proposal of Pond 6 Behind 13173 & 13299 Newport Shores Drive for \$4,000 until the February 23, 2022, meeting.

The Board tabled the RedTree Ligustrum Tree Trimming Proposal for \$12,950 and requested to place this in the Fiscal Year 2022/2023 budget as a line item.

FIFTH ORDER OF BUSINESS

Consideration of Painting Proposals

The Board reported an area of pressure washing was missed and should be addressed. The Board requested that the entry walls and brick pillar caps and all monuments be pressure washed again in the springtime. The Board tabled the painting quotes for the monuments, entry walls, brick pillar caps from Perfect Tone Painting and Romaner Graphics and requested the District Manager continue to reach out to the other painting vendors to get the additional quotes he had requested from them. This was tabled until the March 23, 2022, meeting.

SIXTH ORDER OF BUSINESS

Consideration of WREC Street Light Proposal

The Board discussed streetlight placement and quantity and determined that they would like to install a total of six streetlights from Board member Christina Brooks map along Seabridge to Crest Lake. It was explained by the District Engineer that this quote from WREC would not be available until sometime after Christmas. The Board requested that the District Engineer work with WREC to get a proposal to install these streetlights and provide it to the District Manager so it can be included in the January 26, 2022, meeting agenda.

SEVENTH ORDER OF BUSINESS

Consideration of Stormwater Needs Analysis Proposal

A discussion ensued between the District Engineer and the Board regarding the Stormwater needs proposal.

On a Motion by Mr. Dexter, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the Florida Design Consultants Stormwater Needs Analysis Proposal for \$5,600, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Site Masters Proposals

A discussion ensued between the Board and the District Manager about the Site Masters proposal.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Site Masters Storm Manhole Cover Erosion repair for \$600 and Gate and Valve Pad repair for \$400, for the Lakeside Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Adopting Prompt Payment Policies

The District Manager reviewed Resolution 2022-01 to Adopt Prompt Payment Policies and Procedures with the Board.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors adopted the Resolution 2022-01, Adopting Prompt Payment Policies and Procedures, for the Lakeside Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Letter Agreement with Master Developer

District Counsel will include stormwater pond issues and the maintenance of pond banks in the revised final draft Letter Agreement with the Master Developer to be presented at the January 26, 2022, meeting.

On a Motion by Mr. Dexter, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the draft Letter Agreement with the Master Developer for sidewalk repairs and ADA ramps within the District but requested a revision to add stormwater pond issues to the agreement, for the Lakeside Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on November 17, 2021

Mr. Hayes presented the minutes and inquired if there were any amendments. There were none.

On a Motion by Ms. Brooks, and seconded by Mr. Koch, with all in favor, the Board of

Supervisors approved the Minutes of the Board of Supervisors Meeting held on November 17, 2021, as presented, for the Lakeside Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November 2021

Mr. Hayes presented the Operation and Maintenance Expenditures for November 2021.

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with all in favor, the Board of Supervisors ratified the November 2021 (\$55,505.18) payment of the Operation & Maintenance Expenditures, for the Lakeside Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Liggett presented the Field Inspection Report dated December 7, 2021.

FOURTEENTH ORDER OF BUSINESS

Presentation of Field Inspection Report with Landscaper's Comments

Mr. Lucadano provided his comments to the Field Inspection Report dated December 7, 2021.

FIFTEENTH ORDER OF BUSINESS

Presentation of Aquatics Report

Mr. Wilt presented his report.

SIXTEENTH ORDER OF BUSINESS

Discussion of Pond Banks and Wetland Areas

The Board had a lengthy discussion regarding the stormwater pond issues and the maintenance of pond banks brought to the Board by residents living in Moosehead Circle and feel further discussion is needed with the Master Developer. The Board requested that the District Engineer inspect pond 6 and report his findings regarding pond bank erosion issues.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

The District Manager reported that he received the completed Public Facilities Report on December 8, 2021 and sent it to Pasco County on December 9, 2021.

C. District Manager Report

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting is January 26, 2022, at 5:00 p.m. and will be held at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dexter indicated he will not be at the January 26, 2022, meeting. Also, the District Manager was asked to find a vendor to install 4 x 4 posts at the Bree Tree North cul de sac to prevent vehicles with boats driving back there to fish. A Board member reported that the residents that had a pool installed at 13726 Bee Tree Court and damaged the two concrete sidewalk panels that have not had these replaced as they stated they would many months ago. The District Manager obtained quotes to have these concrete panels replaced. The Board requested that the District Manager have District Counsel prepare and send a demand letter to these residents advising them to replace the concrete panels by January 31, 2021. If the residents do not comply with this request by the time allotted, the District will have these replaced and bill the residents to be reimbursed. If the residents do not reimburse the District for this expense an abatement/lien will be placed on their home. The Board requested that Mr. Hayes send a letter to residents living at 13755 Crest Lake Drive, Hudson, Florida 34669 and request that they remove their holiday lights from the CDD owned hedges in the easement so that the Landscape company can trim them. The Board requested the District Manager send the CDD/HOA Cost Share Agreement for Security Services to the HOA President for her review and records.

NINETEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no more business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Koch, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 1:01 p.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 9

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.lakesidecdd.org

Operation and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,065.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Angel Luis Alvarado	1247	AA111221	Off-Duty State Trooper 11/21	\$ 225.00
Angel Luis Alvarado	1247	AA111321	Off-Duty State Trooper 11/21	\$ 225.00
Anthony W Palese	1270	AP120821	Off-Duty State Trooper 12/21	\$ 225.00
Arthur F Gartner, Jr	1251	AG111621	Off-Duty State Trooper 11/21	\$ 225.00
Arthur F Gartner, Jr	1266	AG121321	Off-Duty State Trooper 12/21	\$ 225.00
Christina Brooks	1261	CB121521	Board Of Supervisors Meeting 12/15/21	\$ 200.00
Florida Design Consultants, Inc.	1274	43335	Engineering Services 11/21	\$ 4,352.50
Gordon G Dexter	1263	GD121521	Board Of Supervisors Meeting 12/15/21	\$ 200.00
Jack D Hypes	1252	JH111821	Off-Duty State Trooper 11/21	\$ 225.00
Jack D Hypes	1252	JH112321	Off-Duty State Trooper 11/21	\$ 225.00
Jack D Hypes	1267	JH120121	Off-Duty State Trooper 12/21	\$ 225.00
Jack D Hypes	1267	JH120921	Off-Duty State Trooper 12/21	\$ 225.00
Jack William Koch	1268	JK121521	Board Of Supervisors Meeting 12/15/21	\$ 200.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James E LaRose Jr	1253	JL111121	Off-Duty State Trooper 11/21	\$ 225.00
James E LaRose Jr	1253	JL112221	Off-Duty State Trooper 11/21	\$ 225.00
James E LaRose Jr	1253	JL112421	Off-Duty State Trooper 11/21	\$ 225.00
James E LaRose Jr	1269	JL121021	Off-Duty State Trooper 12/21	\$ 225.00
James E LaRose Jr	1269	JL121421	Off-Duty State Trooper 12/21	\$ 225.00
Jeremy R Cohen	1248	JC112921	Off-Duty State Trooper 11/21	\$ 225.00
Jeremy R Cohen	1262	JC120121	Off-Duty State Trooper December Scheduler's Fee	\$ 225.00
Kyle T Fallacaro	1250	KF111421	Off-Duty State Trooper 11/21	\$ 225.00
Kyle T Fallacaro	1250	KF112121	Off-Duty State Trooper 11/21	\$ 225.00
Kyle T Fallacaro	1250	KF112821	Off-Duty State Trooper 11/21	\$ 225.00
Kyle T Fallacaro	1265	KF120321	Off-Duty State Trooper 12/21	\$ 225.00
Kyle T Fallacaro	1265	KF120521	Off-Duty State Trooper 12/21	\$ 225.00
Kyle T Fallacaro	1265	KF121721	Off-Duty State Trooper 12/21	\$ 225.00
Linda Ramlot	1271	LR121521	Board Of Supervisors Meeting 12/15/21	\$ 200.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nicholas C Dolan	1249	ND112721	Off-Duty State Trooper 11/21	\$ 225.00
Nicholas C Dolan	1264	ND121121	Off-Duty State Trooper 12/21	\$ 225.00
Nicholas C Dolan	1264	ND121221	Off-Duty State Trooper 12/21	\$ 225.00
Pasco County Utilities Services Branch	1275	15926989	Water Utility Service 11/21	\$ 20.62
Poop 911	1256	LS112021	Pet Waste Station Maintenance 11/21	\$ 275.60
RedTree Landscape Systems, LLC	1257	9097	Monthly Landscape Maintenance 12/21	\$ 14,780.00
Rizzetta & Company, Inc.	1245	INV0000063089	District Management Fees 12/21	\$ 4,126.00
Rizzetta Technology Services, LLC	1254	INV0000008230	Email & Website Hosting Services 12/21	\$ 175.00
Site Masters of Florida, LLC	1272	121421-1	Traffic Calming Improvements 12/21 - 50% Deposit	\$ 10,000.00
Site Masters of Florida, LLC	1276	122121-2	Pond Bank Maintenance 12/21	\$ 1,000.00
Solitude Lake Management LLC	1258	PI-A00722540	Lake & Pond Maintenance 12/21	\$ 1,665.00
Solitude Lake Management LLC	1277	PI-A00730219	Lake & Pond Maintenance 12/21	\$ 4,175.00
Suncoast Rust Control Inc.	1259	04047	Commercial Monthly Rust Control Service 12/21	\$ 700.00
Timothy J Sleyzak II	1255	TS112021	Off-Duty State Trooper 11/21	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Under Pressure LLC	1260	1207	Power Wash Entry Wall & Monuments 12/21	\$ 1,500.00
Withlacoochee River Electric Coop., Inc.	1273	Electric Summary 11/21	Summary Billing 11/21	<u>\$ 646.02</u>
Report Total				<u>\$ 50,065.74</u>

Tab 10

LAKE SIDE

FIELD INSPECTION REPORT



January 17, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

❖ Please provide the district with a schedule for future mow visits.

The following are action items for RedTree 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. Continue to treat the Chamberbitter and other weeds throughout Lakemont Drive.
2. Redtree to check out the Awabuki Viburnum hedge and diagnose the leaf drop occurring. **Is the irrigation in this hedge line operating correctly?**
3. Deadhead the Geraniums throughout the district to improve production of new blooms.
4. Deadhead the Big Blue Liriope in the center island as you come in the main entrance to the district. Remove the dead from the underneath of the material.



5. Lift the first Ligustrum as you enter the district in the center island.



6. Remove any low hanging moss in the trees in the center island on Lakemont Drive.
7. Treat the dollar weed in the Saint Augustine island just passed the clubhouse on the east side.(Pic 7)



Hudson Avenue

8. Remove the low hanging moss on the center island trees on Higgins lane.
9. Throughout the Crest Lake Drive common area treat the Chamber bitter. Was the irrigation ever repaired in this area?
10. During my inspection it was noticed that someone is using the crossover area on Sea Bridge Drive for a concrete washout. This is not the proper protocol and will cause issues with the district mowers.(Pic 10)



11. Remove the dead Indian Hawthorne at the common area on Newport Shores Drive before Tensaw Drive.(Pic 11)



12. What does Redtree believe has happen to the annuals at the Opopka Street entrance? Please replace the annuals at this entrance.

13. Progress has been made on the lake bank on Marble Sands Court. Redtree to make sure they are mowing to the water edges.



Tab 11

Tab 12



Lakeside Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2021-12-20

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 11, 12, 13	3
PONDS 14, 15, 16	4
PONDS 17	5
MANAGEMENT/COMMENTS SUMMARY	5, 6
SITE MAP	7

Site: 11**Comments:**

Treatment in progress

Site contains substantial Cattail growth and some floating weeds. Cattails will be pushed back one section at a time until they are gone. Floating weeds have been treated and should clear in 7 days.

Action Required:

Routine maintenance next visit

Target:

Cattails



December, 2021



December, 2021

Site: 12**Comments:**

Requires attention

Site contains overgrowth of Cattails, Primrose, and Carolina Willow. Vegetation will be sprayed back a layer at a time due to lack of access into the interior.

Action Required:

Routine maintenance next visit

Target:

Cattails



December, 2021



December, 2021

Site: 13**Comments:**

Treatment in progress

Site contains Cattails, algae, and submersed weeds. All have been targeted during the recent service and follow ups will be needed for complete results.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



December, 2021



December, 2021

Site: 14**Comments:**

Site looks good

Other than low water levels, no other issues were observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

December, 2021



December, 2021

Site: 15**Comments:**

Site looks good

Site was completely dry at the time of inspection. Pond bottom will be sprayed to avoid tall overgrowth of terrestrial weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



December, 2021



December, 2021

Site: 16**Comments:**

Normal growth observed

Site contains some Cattails and Fragrant Water Lillies in the open water which will be cut back during upcoming service.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



December, 2021



December, 2021

Site: 17**Comments:**

Normal growth observed

Site has very low water levels.
The southern portion is
completely dry. Minor shoreline
weeds noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December, 2021



December, 2021

Management Summary

This month's inspection included sites 11-17. Most had a substantial amount of overgrowth that will require time to correct.

Sites 11, 12, 13, and 16 all have large populations of invasive vegetation. Site 12 is the most overgrown and will require many treatments until we can reach the interior growth.

Once this vegetation is sprayed it goes into the decomposition phase. During this phase, nutrients introduced from the decay typically causes some algal activity. We can expect this to continue over the next year or so as we get some of these sites back up to par.

The other sites looked good as far as overgrowth, but had very low water levels. A couple were actually completely dry.

Feel free to reach out with any questions.

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
11	Treatment in progress	Cattails	Routine maintenance next visit
12	Requires attention	Cattails	Routine maintenance next visit
13	Treatment in progress	Species non-specific	Routine maintenance next visit
14	Site looks good		Routine maintenance next visit
15	Site looks good	Species non-specific	Routine maintenance next visit
16	Normal growth observed	Species non-specific	Routine maintenance next visit
17	Normal growth observed	Shoreline weeds	Routine maintenance next visit



Tab 13

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Lakeside Community Development District
Name of stormwater utility, if applicable:	NA
Contact Person	
Name:	Alfonso Belluccia, P.E.
Position/Title:	Vice President
Email Address:	Abelluccia@FLDesign.com
Phone Number:	727-849-7588

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWWMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Runoff from the site is collected in a drainage network of pipes and stored in a number of treatment ponds before discharge.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

--

- Does your jurisdiction have a Stormwater Master Plan or Plans?

No

If Yes:

How many years does the plan(s) cover?

--

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

--

Please provide a link to the most recently adopted version of the document (if it is published online):

--

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

--

If Yes, does it include 100% of your facilities?

--

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

--

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?

Yes

An illicit discharge inspection and elimination program?

No

A public education program?

No

A program to involve the public regarding stormwater issues?

No

A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?

Yes

A stormwater ordinance compliance program (*i.e.*, for low phosphorus fertilizer)?

No

Water quality or stream gage monitoring?

No

A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?

No

A system for managing stormwater complaints?

Yes

Other specific activities?

--

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, *etc.* ?

Yes

Debris and trash removal from pond skimmers, inlet grates, ditches, *etc.* ?

Yes

Invasive plant management associated with stormwater infrastructure?

Yes

Ditch cleaning?

Yes

Sediment removal from the stormwater system (vacator trucks, other)?

Yes

Muck removal (dredging legacy pollutants from water bodies, canal, *etc.*)?

Yes

Street sweeping?

Yes

Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, *etc.* ?

No

Non-structural programs like public outreach and education?

No

Other specific routine activities?

--

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	1.00	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Miles
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	14	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	19	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	10	
Other:		

Notes or Comments on any of the above:

--

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Sumps	Yes	
Baffles	Yes	

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☐ Past or ongoing budget investments
- ☒ Water quality projects

Other(s):

Approved Construction Plans

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

UPLOAD GIS SHAPE FILE

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

NA

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

NA

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					

Brief description of growth greater than 15% over any 5-year period:

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* . Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- ☐ Stormwater Master Plan
- ☐ Basin Studies or Engineering Reports
- ☐ Adopted BMAP
- ☐ Adopted Total Maximum Daily Load
- ☐ Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

□	Specify:	
	Other(s):	

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							

2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0

Remaining Unfunded Needs	0	0	0	0
--------------------------	---	---	---	---

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

Tab 14

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Public Facilities Report

Prepared For:

Lakeside Community Development District
Board of Supervisors
Pasco County, Florida

Prepared By:



Florida Design Consultants, Inc.
20525 Amberfield Drive, Suite 201
Land O' Lakes, Florida 34638
Phone: (727) 849-7588

December 2021

I. PURPOSE AND SCOPE

This report is prepared on behalf of the Lakeside Community Development District (the “District”) to comply with the requirements of Section 189.08(2) (a-e), Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next seven (7) years.

II. GENERAL INFORMATION

The Lakeside Community Development District (the “District”), encompasses approximately 434.5 acres within the unincorporated area of northwestern Pasco County, Florida. Effective August 28, 2007, the District was established in accordance with applicable Florida Statutes as a Community Development District, a local unit of special-purpose government.

The District is located within Sections 34 and 35, Township 24 South, Range 17 East, of Pasco County, Florida. The District is more precisely located approximately 0.8 miles west of Hays Road on the south side of Hudson Avenue. Hudson Avenue is a two-lane, undivided County Collector Road. The District is bounded by Hudson Avenue to the North, the Meadow Oaks development to the West, the Meadow Oaks development and The Verandahs development to the South, and the Word of Life Church to the East.

Exhibit A shows the Location Map for the Lakeside development within Pasco County. The Exhibit includes the major roads nearest the development.

The lands constituting the District are for the purpose of the residential subdivision known as Lakeside. The development was originally established as a Planned Unit Development (PUD). The initial portions of Lakeside (Increment 1) were constructed pursuant to the original PUD. *Increment 1 consists of Phases 1A, 2A & 5 and were completed prior to 2008.*

The original PUD was modified to a Master Planned Unit Development (MPUD) in 2016. The MPUD formalized the previously completed Increment 1 and re-established the remaining undeveloped portions of Lakeside (Increment 2 & 3). *Increment 2 consists of Phases 1B2B. Increment 3 consists of Phases 3, 4 and 6. Both were completed in 2019.*

Exhibit B shows the Project Phasing Plan for the overall Lakeside development. The Exhibit includes the lot layout within each phase, as well as delineation of Increment 1, Increment 2 and Increment 3.

At full build-out, the overall Lakeside development (and therefore the limits of the District) consists of a total of 778 single-family detached and paired homes.

The District was established for the purpose of financing the acquisition and/or construction and maintenance and operation responsibilities for that portion of the infrastructure necessary for project development and service within the District. The purpose of this report is to provide an update to those facilities that have been financed, constructed, and placed into operation and maintenance service on behalf of the District. Additionally, this report provides an update to any proposed financing, construction, or operation and maintenance responsibilities of such facilities in the near future.

III. DESCRIPTION OF EXISTING PUBLIC FACILITIES

1. Roadways

The internal roadway system, entrance hardscaping, and landscaping is owned and maintained by the District.

Access into the Lakeside development consists of two (2) driveway connections to Hudson Avenue (Hudson Avenue is a two-lane, undivided County Collector Road). The main entrance is Lakemont Drive. The secondary entrance, located west of Lakemont Drive, is Opopka Street. Both entrances connect via local roads throughout the subdivision, providing access to all of the residential lots within the overall District lands.

The local roads internal to Lakeside are accessible to the public and consist of 10', 11' and 12' travel lanes, making up two-lane, undivided roadways. The only four-lane divided road segments are at the two (2) project entrances (Lakemont Drive and Opopka Street). Most of the roadways are paralleled by a sidewalk or multi-use path. The internal roadways are located within a Private Ingress/Egress Easement and platted as tracts dedicated to the District.

Roadway construction within Increment 1 was completed and platted prior to 2008. Roadway construction within Increment 2 and Increment 3 was completed and platted in the beginning of 2019. The overall roadway network was designed with enough capacity to serve the 778 total platted residential lots.

2. Stormwater Management System

The stormwater management system is owned and maintained by the District.

The stormwater management for the Lakeside development focuses on utilizing the constructed ponds to provide stormwater treatment in conjunction with the natural occurring wetlands and manmade borrow pits. The stormwater management facilities within the District consist of ponds, outfall control structures, pipes, inlets and curbing.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage that includes quality treatment and attenuation in accordance with applicable regulatory requirements.
2. To maintain natural hydroperiods in the soil, ponds, wetlands and mitigation areas.
3. To provide reasonable assurance that adverse stormwater impacts do not occur upstream or downstream of the District as a result of the Lakeside development.
4. To address stormwater runoff from adjacent off-site areas which naturally drain through the District lands.
5. To preserve the function of the floodplain storage during the 100-year storm event.

The Lakeside development is located within Flood Zones “X” and “A”, pursuant to FEMA Flood Insurance Rate Map Panel No. 12101C0202F, dated September 26, 2014.

The stormwater runoff in the area generally flows from north to south. The District’s stormwater system discharges to the south, towards Buckhorn Creek, as part of the overall Pithlachascotee River/Bear Creek Watershed.

The stormwater management areas regulated by the Southwest Florida Water Management District (SWFWMD) and Pasco County (including stormwater ponds, outfall structure structures, 100-year compensatory storage areas, and wetland mitigation areas) have been completed for the overall Lakeside development. The internal stormwater collection system (including curbs, inlets, culverts and swales) have been completed for the overall Lakeside development as well. The overall Stormwater Treatment System was transferred into operation through SWFWMD in 2008.

The stormwater treatment system within Increment 1 was platted to the District prior to 2008. The stormwater treatment system within Increment 2 and Increment 3 was platted to the District in the beginning of 2019.

The overall stormwater treatment system was designed pursuant to the codes and regulations of SWFWMD and Pasco County to serve the 778 total platted residential lots.

3. Water Distribution System

The water distribution system for Increment 1 was completed prior to 2008. The water distribution system for Increment 2 and Increment 3 was completed in the beginning of 2019.

The ownership, operation, and maintenance responsibilities for the overall water distribution system have been dedicated to the Pasco County Utilities Department (PCUD).

The overall water distribution system was designed with enough capacity to serve the 778 total platted residential lots.

4. Sanitary Sewer System

The sanitary sewer collection system for Increment 1 was completed prior to 2008. The sanitary sewer collection system for Increment 2 and Increment 3 was completed in the beginning of 2019.

The ownership, operation, and maintenance responsibilities for the overall sanitary sewer collection system have been dedicated to the Pasco County Utilities Department (PCUD).

The ownership, operation, and maintenance responsibilities for three (3) lift station tracts located within the District have been dedicated to the Pasco County Utilities Department (PCUD).

The overall sanitary sewer system was designed with enough capacity to serve the 778 total platted residential lots.

IV. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES

1. Ownership

As of the beginning of 2019, the overall Lakeside development has been completed and platted. The District does not anticipate any additional ownership at this time.

2. Additions or Expansions

As of the beginning of 2019, the overall Lakeside development has been completed. The District does not anticipate any future additions or expansions at this time.

V. REPLACEMENT OF EXISTING PUBLIC FACILITIES

The District does not currently propose to replace any public facilities within the next ten (10) years.

VI. ENGINEER'S CERTIFICATION

I hereby certify that the foregoing is a true and correct description of the public facilities for the Lakeside Community Development District.

Alfonso A. Belluccia, P.E.

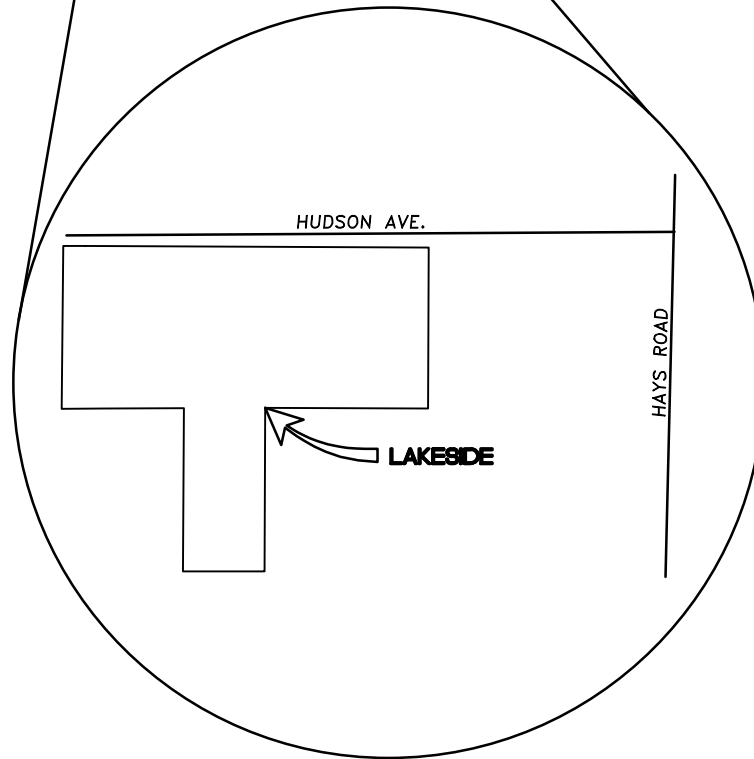
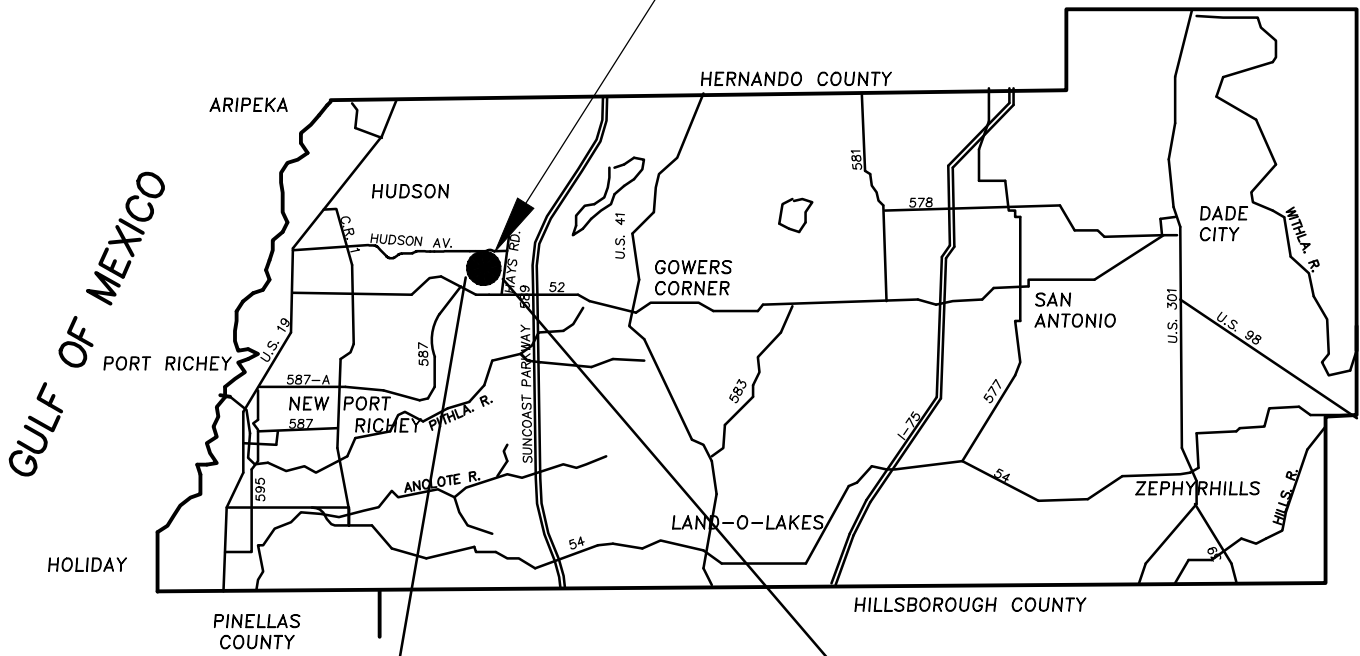
Florida Registration No. 40044

Florida Design Consultants, Inc. (FDC)

o:\admin\project docs\lakeside - landeavor\reports\cdd public facilities report_dec 2021.docx

EXHIBIT A – LOCATION MAP

PROJECT LOCATION



DESCRIPTION:

LAKESIDE – LOCATION MAP

PROJECT No.

552-0005

EPN:

150

DATE:

DEC. 2021

FIGURE:

EXHIBIT

DRAWN BY:

JMD

A

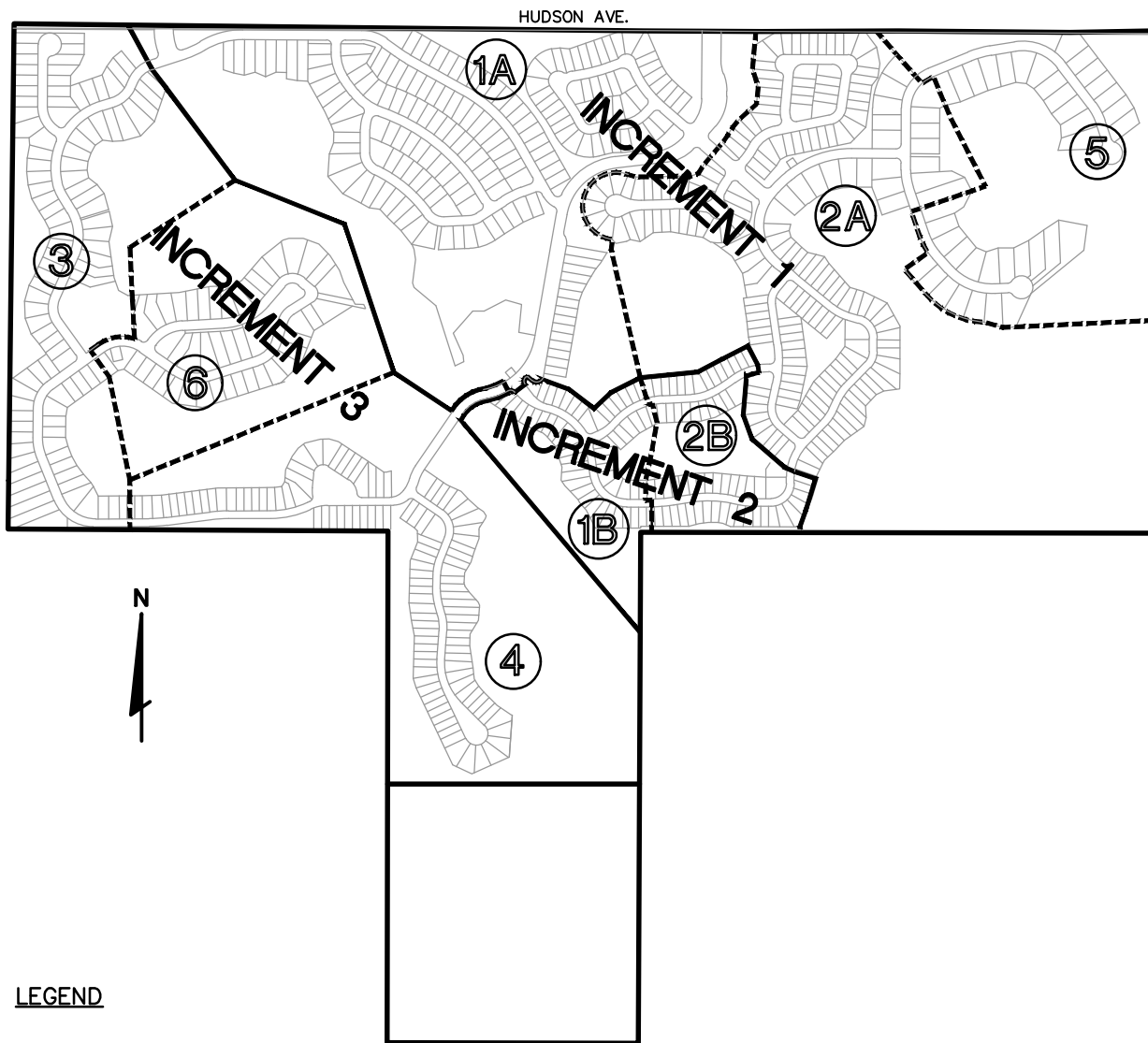


**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 632-1047 WWW.FLDESIGN.COM C.A. NO. 7421

EXHIBIT B – PHASING PLAN

K:\150\ProjData\ConstDocs\CDD\FUTURE LAND USE-03.dwg - Dec 08, 2021 @ 9:17am - seyers



LEGEND

- INCREMENT LINES
- - - PHASE LINES
- ③ PHASE NUMBERS

DESCRIPTION:

LAKESIDE — PHASING PLAN



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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 632-1047 WWW.FLDESIGN.COM C.A. NO. 7421

PROJECT No.

552-0005

EPN:

150

DATE:

DEC. 2021

FIGURE:

EXHIBIT

DRAWN BY:

JMD

B

Tab 15



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 23, 2022 @ 11:00 AM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Samantha Manning, Seat 2 Linda Ramlot, Seat 5 Jack Koch):** November 9, 2022

District Manager's Report

January 26

2022

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FINANCIAL SUMMARY

11/30/2021

General Fund Cash & Investment Balance:	\$115,711
Reserve Fund Cash & Investment Balance:	\$240,467
Debt Service Fund Investment Balance:	<u>\$424,374</u>
Total Cash and Investment Balances:	\$780,552
General Fund Expense Variance: \$11,737	Under Budget



Quarterly Compliance Audit Report

Lakeside

Date: December 2021 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

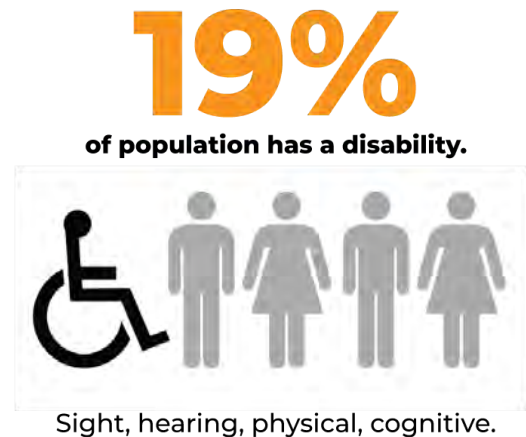
Compliance Criteria

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

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