



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors Meeting
May 25, 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	Chair
Linda Ramlot	Vice Chair
Samantha Manning	Assistant Secretary
Christina Brooks	Assistant Secretary
Gordon Dexter	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.

May 24, 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, May 25, 2022, 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. Presentation of Fiscal Year 2022-2023
Proposed Budget Tab 1
 - B. Consideration of Resolution 2022-03, Approving Fiscal Year
2022/2023 Proposed Budget and Setting the Public Hearing
on the Final Budget..... Tab 2
 - C. Discussion of Draft Letter Agreement with Developer
reflecting Workshop Comments Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor's
Meeting held on April 27, 2022 Tab 4
 - B. Consideration of Workshop Meeting Minutes
held on May 12, 2022 Tab 5
 - C. Consideration of Operation and Maintenance
Expenditures for April 2022..... Tab 6
 - D. District Counsel
 1. Consideration of License Agreement for Message Board
Between Lakeside Community Development
District and Lakeside Community Association..... Tab 7
 - E. District Engineer
 1. Discussion of Updated Pond and Wetland Area Map . Tab 8
 - F. Presentation of Inspection Services Report
And Landscaper Comments..... Tab 9
 - G. Consideration of RedTree Landscape Enhancement
Proposal..... Tab 10
 - H. Presentation of Aquatics Report Tab 11
 - I. District Manager Report Tab 12
 1. Announcement of Registered Voter Count
- 5. SUPERVISOR REQUESTS**
- 6. 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



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Lakeside Community Development District

lakesidecdd.org

**Proposed Budget
For Fiscal Year 2022-2023**

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Proposed Budget
Lakeside Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 18	\$ 18	\$ -	\$ 18	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 555,686	\$ 555,686	\$ 553,909	\$ 1,777	\$ 556,666	\$ 2,757	
7	Other Miscellaneous Revenue							
8	Miscellaneous	\$ 2,226	\$ 2,226	\$ -	\$ 2,226	\$ -	\$ -	FY 21/22 Insurance Proceeds - Incident
9	TOTAL REVENUES	\$ 557,930	\$ 557,930	\$ 553,909	\$ 4,021	\$ 556,666	\$ 2,757	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 557,930	\$ 557,930	\$ 553,909	\$ 4,021	\$ 556,666	\$ 2,757	Plus \$248,116 for Reserve Funding + Reserve Capital Outlay - Total \$804,782
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 4,600	\$ 9,200	\$ 9,600	\$ 400	\$ 12,000	\$ 2,400	1 additional BOS w/pay FY22/23 Budget
21	Financial & Administrative							
22	Administrative Services	\$ 2,295	\$ 4,590	\$ 4,590	\$ -	\$ 4,774	\$ 184	Cost of living adjustment
23	District Management	\$ 7,761	\$ 15,522	\$ 15,522	\$ -	\$ 16,143	\$ 621	Cost of living adjustment
24	District Engineer	\$ 21,250	\$ 42,500	\$ 15,000	\$ (27,500)	\$ 20,000	\$ 5,000	Confirmed DE Based on projected + Additional Traffic Calming and other projects
25	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
26	Trustees Fees	\$ 6,914	\$ 6,914	\$ 7,000	\$ 86	\$ 7,000	\$ -	US Bank Series 2015 + Series 2018
27	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	Maintained the same rate
28	Financial & Revenue Collections	\$ 2,550	\$ 5,100	\$ 5,100	\$ -	\$ 5,304	\$ 204	Cost of living adjustment
29	Accounting Services	\$ 7,650	\$ 15,300	\$ 15,300	\$ -	\$ 15,912	\$ 612	Cost of living adjustment
30	Auditing Services	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 3,600	\$ (1,400)	Grau & Associates Audit New Contract \$3,600 FY 22/23, \$3,800 FY 23/24, \$4,000 FY 24/25
31	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Series 2015 = \$500, Series 2018 = \$500
32	Assessment Roll	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ 5,304	\$ 204	Cost of living adjustment
33	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
34	Legal Advertising	\$ 792	\$ 1,584	\$ 2,000	\$ 416	\$ 2,000	\$ -	Based on projected + possible extra special meetings/workshops
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
36	ADA Website Compliance	\$ 1,538	\$ 2,000	\$ 2,000	\$ -	\$ 1,538	\$ (462)	Per contract
37	Website Hosting, Maintenance, Backup (and Email)	\$ 1,050	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	Per contract
38	Legal Counsel							
39	District Counsel	\$ 14,413	\$ 28,826	\$ 30,000	\$ 1,174	\$ 30,000	\$ -	Confirmed DC
40								
41	Administrative Subtotal	\$ 84,630	\$ 152,603	\$ 128,300	\$ (24,303)	\$ 136,050	\$ 7,750	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Law Enforcement							
46	Deputy	\$ 5,130	\$ 9,360	\$ 9,360	\$ -	\$ 9,360	\$ -	CDD(20%)=\$9,360 & HOA (80%)=\$37,440 FHP cost share agreement not to exceed = \$46,800
47	Electric Utility Services							
48	Utility Services	\$ 3,251	\$ 6,502	\$ 12,000	\$ 5,498	\$ 7,500	\$ (4,500)	
49	Street Lights	\$ 1,955	\$ 3,910	\$ -	\$ (3,910)	\$ 2,500	\$ 2,500	Per WREC NEW FY 22/23 Budget Line Item Additional Lights Added
50	Water-Sewer Combination Services							
51	Utility Services	\$ 124	\$ 248	\$ 500	\$ 252	\$ 500	\$ -	
52	Stormwater Control							
53	Aquatic Maintenance	\$ 17,792	\$ 35,584	\$ 16,800	\$ (18,784)	\$ 29,980	\$ 13,180	Per contract + future vegetation removal projects \$10K
54	Lake/Pond Bank Maintenance	\$ 22,350	\$ 44,700	\$ 40,000	\$ (4,700)	\$ 45,960	\$ 5,960	Per Contract \$3,830/Month*12=\$45,960, Pond Bank Erosion Projects Reserve Study FY 23/24
56	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Aquatic Plants For Erosion Control
57	Stormwater System Maintenance	\$ 1,504	\$ 3,008	\$ 5,000	\$ 1,992	\$ 5,000	\$ -	Stormwater System Maintenance
57	Other Physical Environment							
58	General Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
59	Property Insurance	\$ 1,008	\$ 1,008	\$ 1,058	\$ 50	\$ 1,510	\$ 452	Per Egis Fees + Estimated \$300 For Utility Cart/Shed/Benches if purchased
60	General Maintenance Personnel	\$ 1,717	\$ 3,434	\$ 9,241	\$ 5,807	\$ 9,241	\$ -	CDD/HOA cost share agreement for maintenance staff not to exceed \$9,241
61	Entry & Walls Maintenance	\$ 5,600	\$ 11,200	\$ 10,000	\$ (1,200)	\$ 10,000	\$ -	Entry Wall/Monument Pressure Washing + Fence Panel Repairs/Replacement
62	General Landscape Maintenance	\$ 62,130	\$ 124,260	\$ 142,830	\$ 18,570	\$ 123,000	\$ (19,830)	Per Contract \$10,250/monthly Gen Landscape Maint. Fert, Pest Control
63	Entry Monument Light Maintenance	\$ 1,581	\$ 3,162	\$ 2,000	\$ (1,162)	\$ 3,500	\$ 1,500	Monument Light Time Clock Repairs/Replacements
64	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
64	Rust Prevention	\$ 4,270	\$ 8,540	\$ 8,400	\$ (140)	\$ 8,400	\$ -	Per contract \$700/month
65	Holiday Decorations	\$ 3,750	\$ 3,750	\$ 2,000	\$ (1,750)	\$ 3,750	\$ 1,750	Use vendor or buy supplies and community install (Need Storage)
66	Irrigation Maintenance & Repairs	\$ 5,470	\$ 10,940	\$ 10,000	\$ (940)	\$ 13,000	\$ 3,000	Based on Actuals + \$700/month*12=\$8,400 Irrigation Monitoring & Maint.+ \$2K Repairs
67	Tree Trimming	\$ 13,625	\$ 27,250	\$ -	\$ (27,250)	\$ 30,000	\$ 30,000	Based on Actuals + Future Projects - NEW FY 22/23 Budget Line Item
68	Landscape - Mulch	\$ 10,125	\$ 20,250	\$ 25,875	\$ 5,625	\$ 25,875	\$ -	Per Contract \$15,750 (April) + \$10,125 (Oct) = \$25,875
69	Landscape Replacement Plants, Shrubs, Trees	\$ 4,150	\$ 8,300	\$ 20,000	\$ 11,700	\$ 15,000	\$ (5,000)	Based on Actuals + Future Projects
70	Landscape- Annuals	\$ -	\$ -	\$ 6,690	\$ 6,690	\$ 6,690	\$ -	Per Contract 4 Rotations Per Year
71	Landscape Inspection Services	\$ 4,500	\$ 9,000	\$ 9,000	\$ -	\$ 9,300	\$ 300	No Increase since FY 18/19 \$9K to \$9,300
72	Dog Station Supplies & Maintenance	\$ 1,819	\$ 3,638	\$ 4,000	\$ 362	\$ 4,500	\$ 500	Per Contract + Pet Station Repairs/Replacements
73	Road & Street Facilities							
74	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
75	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 25,000	\$ 10,000	Community Wide Pressure Washing \$21K + Sidewalk Repairs \$4K
76	Street Sign Repair & Replacement	\$ 650	\$ 1,300	\$ 8,000	\$ 6,700	\$ 3,000	\$ (5,000)	Street Sign Repairs/Replacement
77	Contingency							
78	Miscellaneous Contingency	\$ 27,714	\$ 55,428	\$ 50,192	\$ (5,236)	\$ 10,000	\$ (40,192)	\$10K for Misc Items - All CIP Projects \$ Budgeted in the Reserve Fund
79								
80	Field Operations Subtotal	\$ 202,757	\$ 397,314	\$ 425,609	\$ 28,295	\$ 420,616	\$ (4,993)	
81								
82	Contingency for County TRIM Notice							
83								
84	TOTAL EXPENDITURES	\$ 287,385	\$ 549,917	\$ 553,909	\$ 3,992	\$ 556,666	\$ 2,757	
85								
86	EXCESS OF REVENUES OVER EXPENDITURES	\$ 270,545	\$ 8,013	\$ -	\$ 8,013	\$ -	\$ -	
87								

**Proposed Budget
Lakeside Community Development District
Reserve Fund
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 33	\$ 33	\$ -	\$ 33	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 248,116	\$ 238,116	
7								
8	TOTAL REVENUES	\$ 10,033	\$ 10,033	\$ 10,000	\$ 33	\$ 248,116	\$ 238,116	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 10,033	\$ 10,033	\$ 10,000	\$ 33	\$ 248,116	\$ 238,116	
13								
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
15								
16	EXPENDITURES							
17								
18	Contingency							
19	Capital Reserves	\$ 10,033	\$ 10,033	\$ 10,000	\$ (33)	\$ 157,816	\$ 147,816	
20	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 90,300	\$ 90,300	
21								
22	TOTAL EXPENDITURES	\$ 10,033	\$ 10,033	\$ 10,000	\$ (33)	\$ 248,116	\$ 238,116	
23								
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
25								

Lakeside Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2015	Series 2018	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments	\$389,998.62	\$341,369.28	\$731,367.90
TOTAL REVENUES	\$389,998.62	\$341,369.28	\$731,367.90
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$389,998.62	\$341,369.28	\$731,367.90
Administrative Subtotal	\$389,998.62	\$341,369.28	\$731,367.90
TOTAL EXPENDITURES	\$389,998.62	\$341,369.28	\$731,367.90
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments:

\$777,389.35

Notes:

Tax Roll County Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget	\$804,782.00
Pasco County Collection Costs @ 2%	\$17,123.02
Early Payment Discount @ 4%	\$34,246.04
2022/2023 Total O&M Assessment	<u>\$856,151.06</u>

2021/2022 O&M Budget	\$563,909.00
2022/2023 O&M Budget	\$804,782.00
Total Difference:	<u><u>\$240,873.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2021/2022</u>	<u>2022/2023</u>	<u>\$</u>	<u>%</u>
Series 2015 Debt Service - Villa	\$899.22	\$899.22	\$0.00	0.00%
Operations/Maintenance - Villa	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,670.30	\$1,999.67	\$329.37	19.72%
Series 2015 Debt Service - Single Family 45'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,770.21	\$2,099.58	\$329.37	18.61%
Series 2015 Debt Service - Single Family 55'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,770.21	\$2,099.58	\$329.37	18.61%
Series 2015 Debt Service - Single Family 80'	\$1,298.87	\$1,298.87	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$2,069.95	\$2,399.32	\$329.37	15.91%
Series 2018 Debt Service - Villa	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Villa	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,671.08	\$2,000.45	\$329.37	19.71%
Series 2018 Debt Service - Single Family 40'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,771.08	\$2,100.45	\$329.37	18.60%
Series 2018 Debt Service - Single Family 55'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,771.08	\$2,100.45	\$329.37	18.60%
Series 2018 Debt Service - Single Family 60'	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$771.08	\$1,100.45	\$329.37	42.72%
Total	\$1,896.08	\$2,225.45	\$329.37	17.37%

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$804,782.00
COLLECTION COSTS @	2.0%	\$17,123.02
EARLY PAYMENT DISCOUNT @	4.0%	\$34,246.04
TOTAL O&M ASSESSMENT		<u>\$856,151.06</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>			<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>			
	<u>O&M</u>	<u>SERIES 2015 DEBT SERVICE ⁽¹⁾</u>	<u>SERIES 2018 DEBT SERVICE ⁽²⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>SERIES 2015 DEBT SERVICE ⁽³⁾</u>	<u>SERIES 2018 DEBT SERVICE ⁽⁴⁾</u>	<u>TOTAL ⁽⁵⁾</u>
<u>Increment 1</u>											
Villa	86	85	0	1.00	86.00	11.05%	\$94,638.81	\$1,100.45	\$899.22	\$0.00	\$1,999.67
Single Family 45'	150	150	0	1.00	150.00	19.28%	\$165,067.69	\$1,100.45	\$999.13	\$0.00	\$2,099.58
Single Family 55'	113	113	0	1.00	113.00	14.52%	\$124,350.99	\$1,100.45	\$999.13	\$0.00	\$2,099.58
Single Family 55'	1	0	0	1.00	1.00	0.13%	\$1,100.45	\$1,100.45	\$0.00	\$0.00	\$1,100.45
Single Family 80'	58	58	0	1.00	58.00	7.46%	\$63,826.17	\$1,100.45	\$1,298.87	\$0.00	\$2,399.32
<u>Increments 2 & 3</u>											
Villa	114	0	114	1.00	114.00	14.65%	\$125,451.44	\$1,100.45	\$0.00	\$900.00	\$2,000.45
Single Family 40'	114	0	114	1.00	114.00	14.65%	\$125,451.44	\$1,100.45	\$0.00	\$1,000.00	\$2,100.45
Single Family 55'	99	0	99	1.00	99.00	12.72%	\$108,944.67	\$1,100.45	\$0.00	\$1,000.00	\$2,100.45
Single Family 60'	43	0	42	1.00	43.00	5.53%	\$47,319.40	\$1,100.45	\$0.00	\$1,125.00	\$2,225.45
	<u>778</u>	<u>406</u>	<u>369</u>		<u>778.00</u>	<u>100.00%</u>	<u>\$856,151.06</u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$51,369.06)

Net Revenue to be Collected:

\$804,782.00

(1) Reflects the number of total lots with Series 2015 debt outstanding.

(2) Reflects the number of total lots with Series 2018 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

(4) Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

(5) Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Miscellaneous Revenues: The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.



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Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.



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Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Stormwater Systems Maintenance: The District will incur expenses related to the stormwater systems maintenance.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs.

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

General Maintenance Personnel: The District will incur expenses related to the cost share agreement with the Homeowners Association to utilize maintenance personnel for District related tasks/assignments.

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Entry Monument Light Maintenance: The District will incur expenditures to repairs/replacements of monument lights.

Well Maintenance: The District will incur expenditures related to irrigation well maintenance/repairs.

Rust Prevention: The District will incur expenditures related to the prevention of rust from the irrigation system.

Holiday Decorations: The District may incur expenses for the installation and removal of District holiday decorations.



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Irrigation Maintenance & Repairs: The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

Holiday Decorations: The District may incur expenses for the installation and removal of District holiday decorations.

Irrigation Maintenance & Repairs: The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

Tree Trimming Services: The District will incur expenditures to maintain trees within the District's boundaries as the District determines necessary.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Inspection Services: The District may contract for landscape management services to provide landscape maintenance oversight.

Dog Waste Station Supplies & Maintenance: Expenses related to dog waste station repairs and supplies.

Roadway Repair & Maintenance: Expenses related to repair and maintenance of roadways that are owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Street Sign Repair & Replacement: Expenses related to the repair and maintenance of roadway street signs owned by the District.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 2

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lakeside Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614, (813) 994-1001. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments

pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 24, 2022

HOUR: 6:00 p.m.

LOCATION: Lakeside Amenity Center
13739 Lakemont Drive
Hudson, FL 34669

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF MAY, 2022.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

Tab 3

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

May __, 2022

Via Overnight and Email Delivery

WSC-L Lakeside Investors V, L.L.C.
c/o Landeavor, LLC
Attention: Adam Lorry, President
10006 N. Dale Mabry Hwy, Suite 201
Tampa, Florida 33618
Email: lorry@landeavor.com

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

Dear Adam:

On behalf of the District, this letter (the "**Letter Agreement**") confirms the agreement between the District and WSC-L Lakeside Investors V, L.L.C. ("**Developer**") concerning the installation of certain sidewalks and ADA ramps within the District in the community known as Lakeside (the "**Community**") in the locations more particularly depicted in **Attachment A** attached hereto (collectively, the "**Improvements**").

Specifically, Developer agrees to reimburse the District for the installation and construction of the Improvements, subject to and in accordance with the terms of this Letter Agreement. The District solicited proposals from contractors for completion of the Improvements and has approved entering into an agreement with Site Masters of Florida, LLC, for completion of the Improvements, a copy of which is attached hereto as **Attachment B** (the "**Construction Agreement**"). The cost estimate for the completion of the Improvements pursuant to the Construction Agreement is eighteen thousand, eighty dollars (\$18,080.00) (the "**Reimbursement Payment**"). The District will promptly provide Developer with a copy of the Construction Agreement after execution by all parties thereto, and Developer shall remit the Reimbursement Payment to the District within ten (10) days after receipt of the fully executed Construction Agreement.

Further, Developer shall provide the District with \$4,200, comprising ten percent (10%) of the estimated cost of completing the sidewalks at the twenty-one (21) uncompleted homes within the District that do not as of _____, 2022, have sidewalks constructed to be held in escrow (the "**Escrow Funds**"). Developer will continue to engage with the various builders within the District to ensure sidewalks are completed as required and District property is repaired from any builder damage. In the event upon completion of such homes the sidewalk is not constructed, District may utilize the Escrow Funds to construct such sidewalks. Upon any use, Developer shall remit invoices and proof of payments for such purposes to the Developer. If such Escrow Funds are not used within one year of final home construction completion, District shall remit the Escrow Funds back to the Developer. Escrow Funds may not be used for any other purpose than that described herein unless expressly authorized in writing by the Developer.

Commented [WAC1]: Propose attaching 2021-11-11 Lakeside Street and Sidewalk Exhibit COMBINED (1) REVISED MAP AND LOCATIONS LH circulated by Lynn Hayes on 5-17-22 to avoid having DE prepare another map and utilizing additional resources.

Note will need to have resolution of the line items pending for Nesbit/Newport Shores elevation of water valve boxes and Nesbit Court/Newport Shores Drive sidewalk constructions at 3 completed homes [13973, 13965, and 13367]

Commented [WAC2]: Note, will prepare a construction agreement- we will want an updated proposal from site masters that is limited to the items listed in Attachment A.

Commented [WAC3]: Subject to change depending on review of the Nesbit/Newport Shores elevation of water valve boxes and Nesbit Court/Newport Shores Drive sidewalk constructions at 3 completed homes [13973, 13965, and 13367]

Commented [WAC4]: Question for developer-What is the best way to determine the completion date?

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

In exchange for the Reimbursement Payment and for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the District, for itself and its successors, assigns, officers, directors, members, employees, agents, and representatives (collectively, "**District Parties**") does hereby unconditionally and knowingly release, acquit and forever discharge Developer and Developer's successors, assigns, officers, directors, members, partners, affiliates, employees, agents, and representatives (collectively, the "**Developer Parties**") of and from all claims, demands, damages, causes of action, suits, allegations, and claims of interest, whether at law, in equity or pursuant to alleged agreements, whether oral or written, including, without limitation, attorneys' fees and costs, arising out of or in any way connected or related to the Improvements and the Community (collectively, the "**Claims**"). The District, on behalf of itself and the District Parties, waives any and all right to pursue or make any claims or bring any suit associated or in connection with the Claims.

The foregoing releases, waivers and covenants shall be effective immediately upon the parties' execution of this Letter Agreement and receipt of the Reimbursement Payment from Developer, and shall be binding on the parties. In the event litigation is required by either party to enforce the terms of this Letter Agreement, the prevailing party in such action shall, in addition to all other relief granted or awarded by the court, be entitled to judgment for reasonable attorneys' and paralegals' fees and costs incurred in connection with such action. This Letter Agreement shall be construed in accordance with the laws of the State of Florida, and any litigation brought hereunder shall be within the jurisdiction and venue of the courts in and for Pasco County, Florida. 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.

Sincerely,

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: _____
Jack Koch, Chairman

Attachments

Cc: Lynn Hayes, District Manager
Alyssa Willson, District Counsel
Al Belluccia, District Engineer

Terms Agreed to and Accepted:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

WSC-L LAKESIDE INVESTORS V, L.L.C.,
a Delaware limited liability company

By: Landeavor Lakeside Managers, LLC,
a Delaware limited liability company
Its: Administrative Member

By: _____
Adam T. Lorry, President

Date: _____

DRAFT

Exhibit A

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>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.	

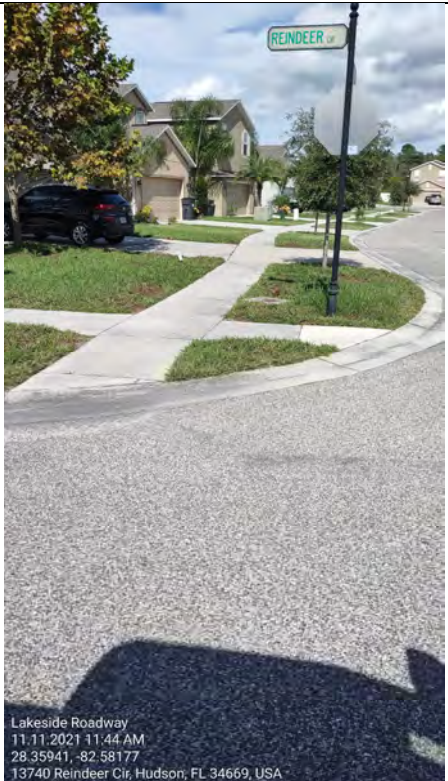
Photo No. <u>20</u> (Sheet 2)	
Photo Location and Direction from which taken: Reindeer Cir. (facing North) 28.35941, -82.58177	
Comments: Missing ADA detectable warning surface.	


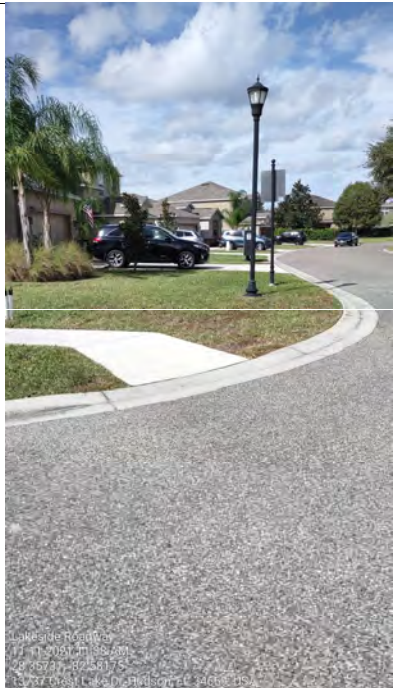

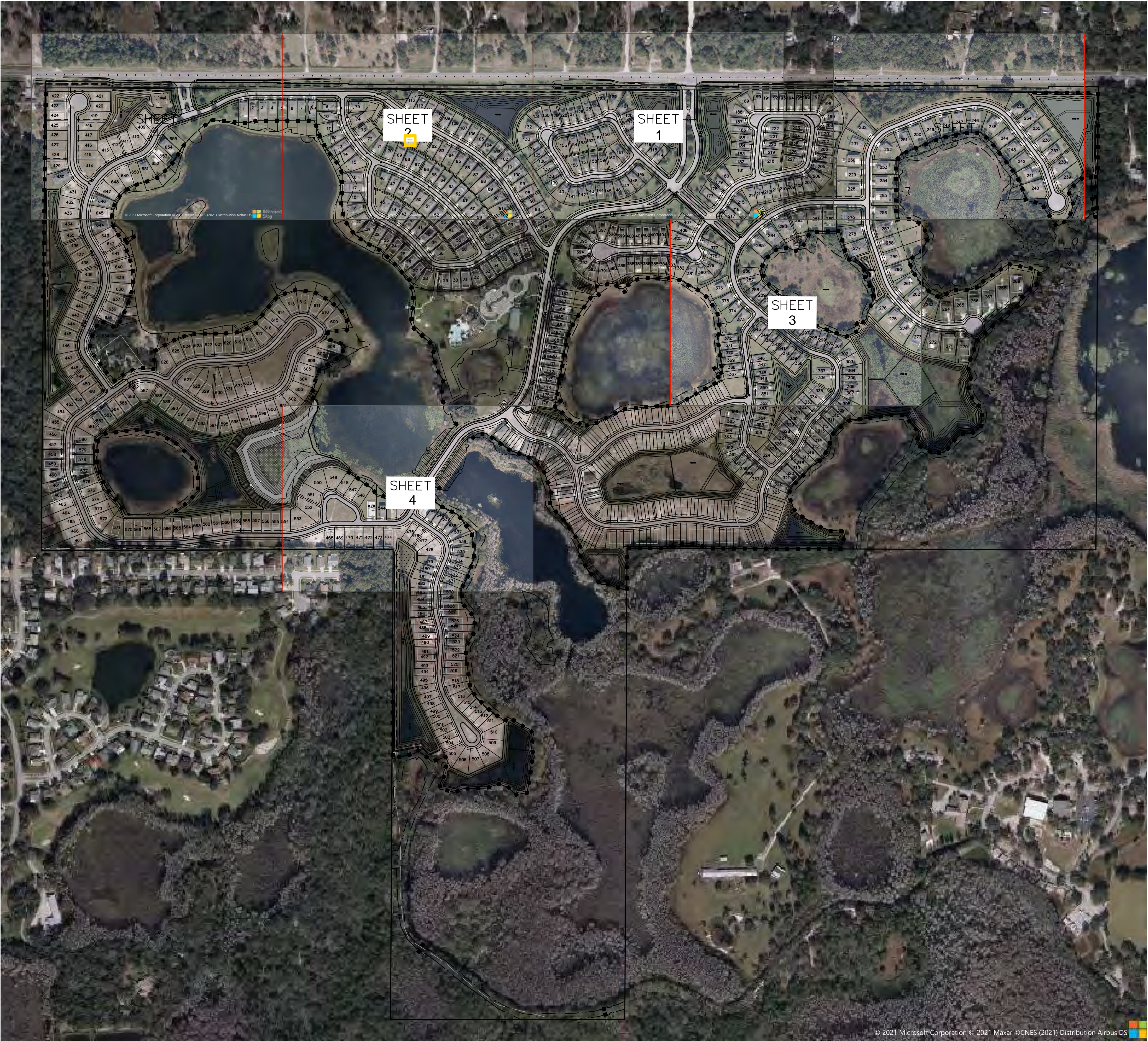
Photo No. <u>21</u> (Sheet 2)	
Photo Location and Direction from which taken: Reindeer Cir. (facing North) 28.35942, -82.58171	
Comments: Missing ADA detectable warning surface.	

Photo No. <u>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.	

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

K:\150 ProjData\Exhibits\Sitework_Responsibility_Exhibit\150_Lakeside_ROW_Exhibit.dwg - Nov. 17, 2021 @ 2:02pm - jama



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

SHEET NAME:
KEY MAP

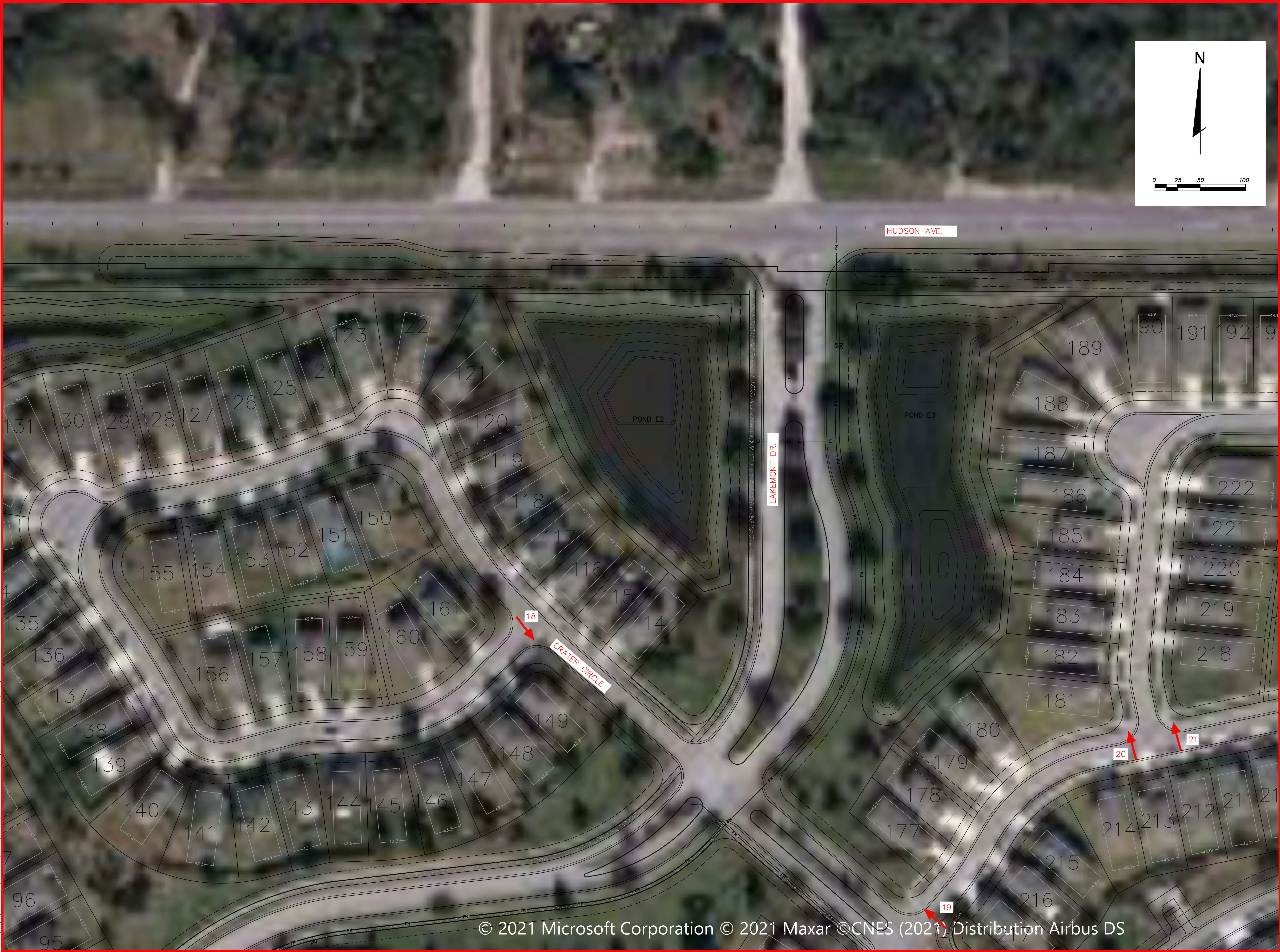
SITE VISIT DATE:
11/11/2021



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

20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	1 OF 7



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

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

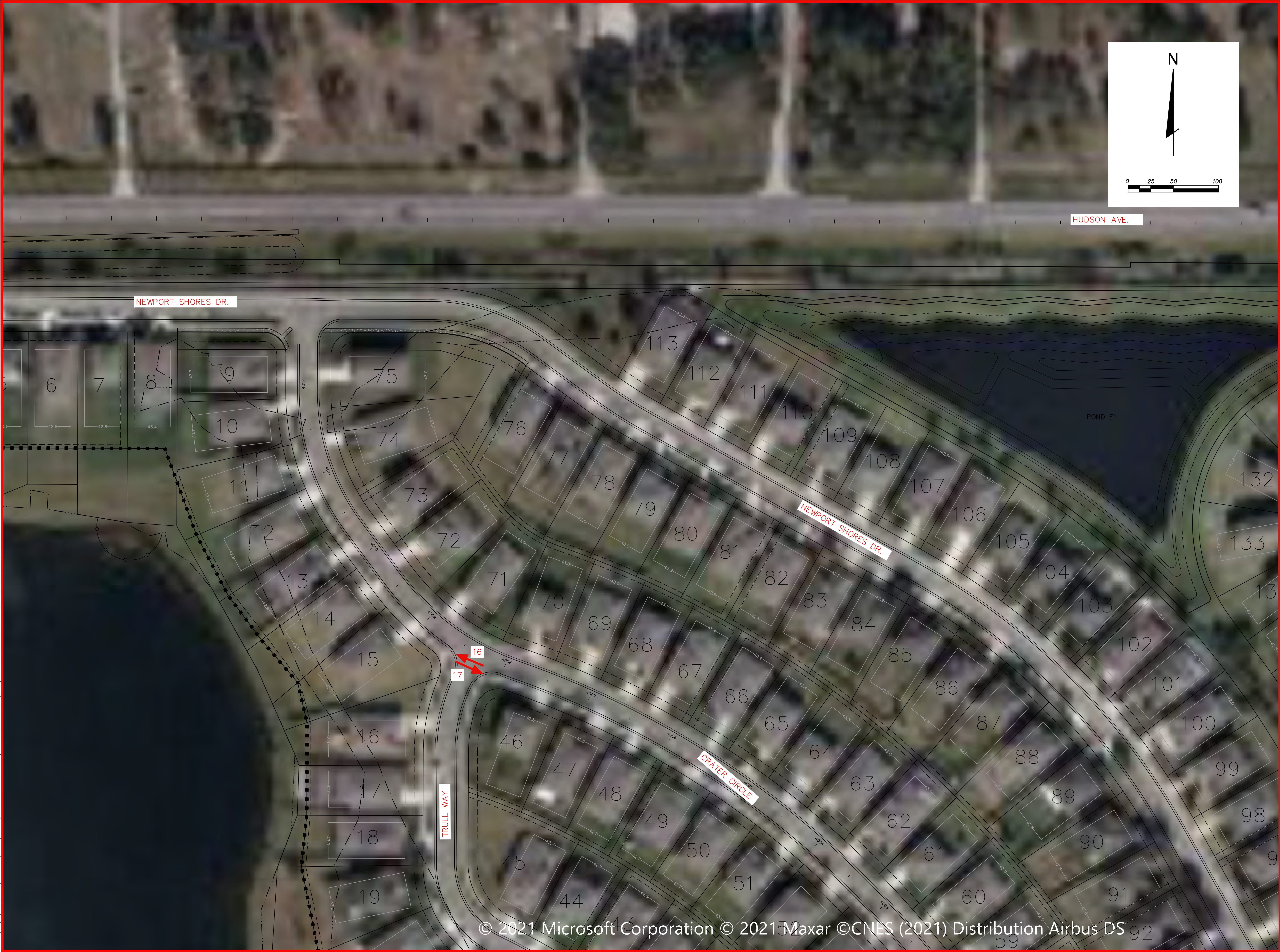
 = PHOTO NUMBER AND
DIRECTION



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

20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	2 OF 7



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

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

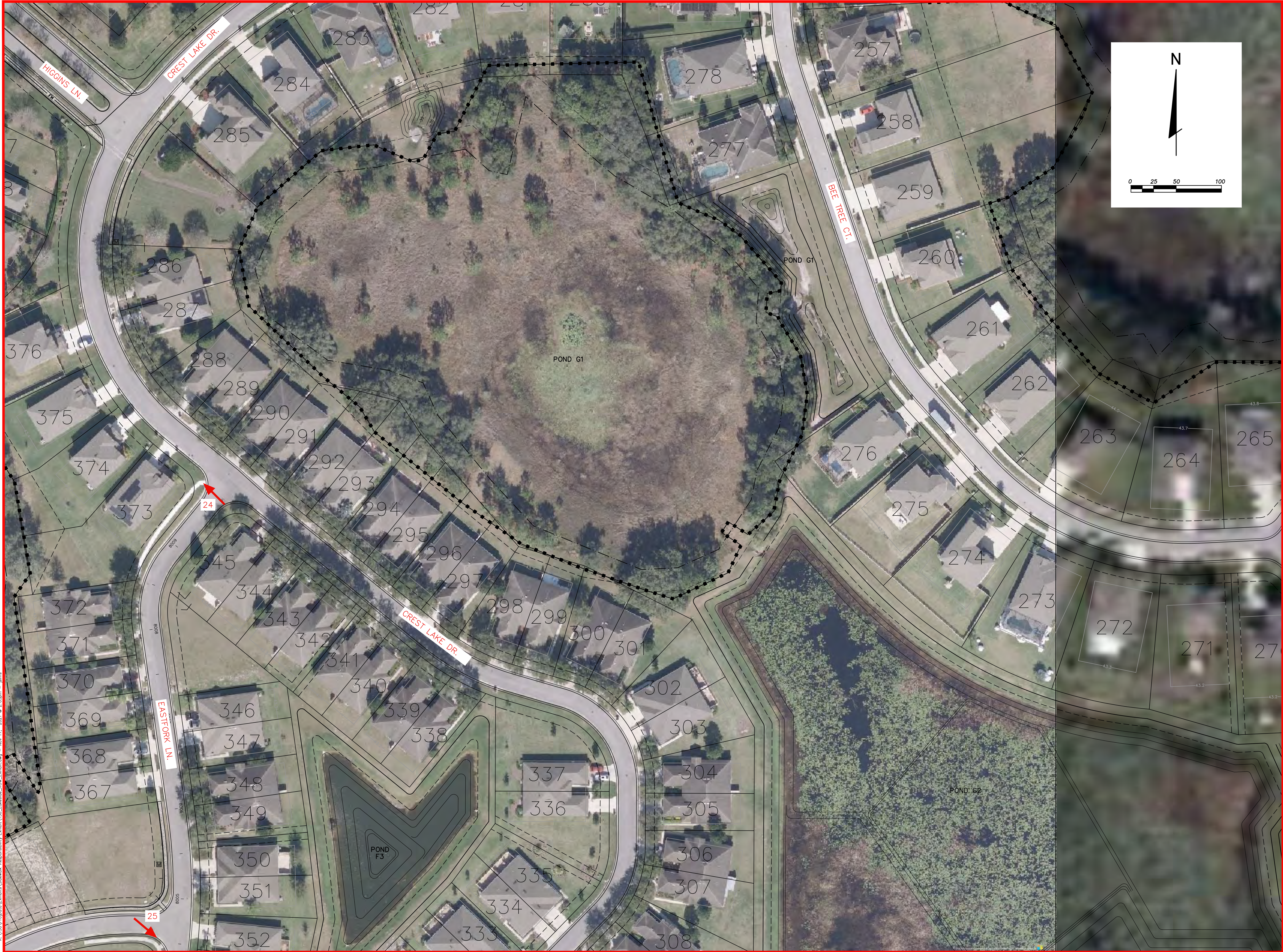
 = PHOTO NUMBER AND
DIRECTION



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20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	3 OF 7



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

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

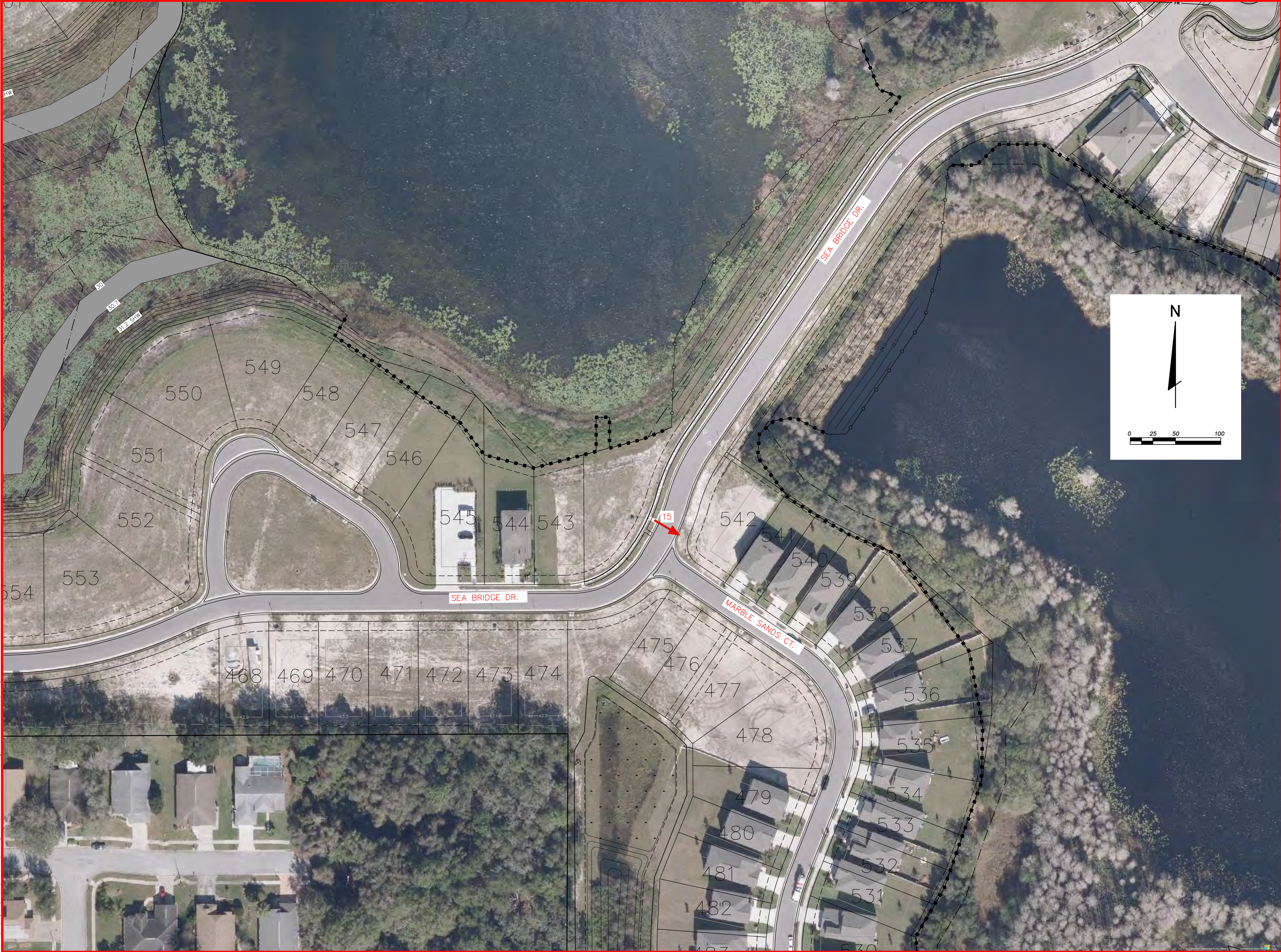
 = PHOTO NUMBER AND
DIRECTION



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PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	6 OF 7



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

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021

 = PHOTO NUMBER AND
DIRECTION



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

20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	7 OF 7

Exhibit B

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

PROPOSAL

Lakeside CDD

Sidewalk ADA Improvements

5/12/2022

Construct various ADA Compliance improvements to sidewalks as outlined in
11/11/21 Field Report provided by District Engineer.

None of the below photo items 1 through 26 below are being considered to be addressed by the Master Developer

Homebuilders

Photo 1	6'x8' panel/ADA mat	replace	\$1,250
Photo 2	12' x 6' driveway	replace	\$1,440
Photo 3	Cracked Panel	replace	\$400
Photo 4	Damaged curb	repair	\$100
Photo 5	Cracked Panel	replace	\$400
Photo 6	Lifted Panel	replace	\$500
Photo 7	Lifted Panel	replace	\$500
Photo 8	Cracked Curb	replace	\$600
Photo 9	Lifted Panel	replace	\$500
Photo 10			NA
Photo 11	Cracked/Lifted Panel	replace	\$500
Photo 12	Lifted Panel	replace	\$500
Photo 13	Lifted Panel	replace	\$500
Photo 14	Lifted Panel	replace	\$500
Photo 15	ADA mat		\$250
Photo 16	ADA mat		\$250
Photo 17	ADA mat		\$250
Photo 18	ADA mat		\$250
Photo 19	ADA mat		\$250
Photo 20	ADA mat		\$250
Photo 21	ADA mat		\$250
Photo 22	ADA mat		\$250
Photo 23	ADA mat		\$250
Photo 24	ADA mat		\$250
Photo 25	ADA mat		\$250
Photo 26	Re-set Stop sign		\$150

Crest Lake/Lakemont	Ramp/mat	\$810
Crest Lake/Weddington	Ramp/mat	\$550
SE Crest Lake/Eastfork	Ramp/mat	\$850
SW Crest Lake/Eastfork	Ramp/mat	\$650
Reindeer/Reindeer	Ramp/mat	\$1,270
Nesbit/Newport Shores	Ramp/mat	\$950
Nesbit/Newport Shores	Ramp/mat	\$950
NE Newport Shores/Sea Bridge	Ramp/mat	\$950
SE Newport Shores/Sea Bridge	Ramp/mat	\$950
SW Moosehead/Moosehead	Ramp/mat	\$950

Sub Total \$11,130

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

PROPOSAL
Lakeside CDD

Sidewalk ADA Improvements

5/12/2022

This was not approved to be completed by Homebuilders and is on hold until additional information is received. The District Engineer was requested to ask Site Masters for more information and provide it to District Counsel to include in the draft letter agreement.

Crest Lake/Weddington - may need 4 panels replaced for slope

ADD \$1,200

This was not approved to be completed by Homebuilders This was not approved and is on hold until additional information is received. The District Engineer was requested to ask Site Masters to explain where the ramp will be located and why the mailbox must be moved and then provide this information to District Counsel to include in the draft letter agreement.

Reindeer/Reindeer - mailbox needs to be moved

ADD \$500

Nesbit/Newport Shores - the elevation of water valve boxes in sidewalk be adjusted with install of ADA Ramp
Approved to be completed Homebuilders

ADD \$300

The Master Developer stated that Homebuilders will complete the install at Nesbit Court & Newport Shores Dr. at addresses of 13973, 13965, 13367 from the District Engineer Lakeside CDD Community map at no cost to the District.

Construct sidewalks at 3 completed homes (\$2400/each)

ADD

The Master Developer stated Homebuilders will complete the install at no cost to the District. It was requested that District Counsel put \$4,200 (10%) in escrow to hold until these sidewalks are installed.

Construct sidewalks at 21 un-completed homes (\$2000/each)

ADD

Sub-Total \$2,000

(Previous page) Sub-Total \$11,130

TOTAL \$13,130

Tab 4

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, April 27, 2022, 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
Samantha Manning	Board Supervisor, Assistant Secretary
	<i>(joined meeting at 11:05 a.m.)</i>

Also Present:

David Fleeman	District Engineer, Florida Design
Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	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 11:19 a.m.)</i>
Robert Johnson	Representative, RedTree Landscaping
	<i>(joined meeting at 11:19 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 Faulkner Engineering Services Roadway Proposal

Mr. Fleeman discussed the Faulkner Engineering Services Roadway Proposal with

the Board. The Board requested the District Engineer provide a community map marked with the locations of where all ten pavement cores that Faulkner Engineering Services/Geotech would complete and to also include Bee Tree (manhole ripple cover cracks), Crest Lake, and Crater Circle along with photos that show each street location that needs to be addressed. The Board also requested that the District Manager provide the District Engineer the Lakeside CDD community map to revise and clearly definite all wetland and ponds accurately.

FOURTH ORDER OF BUSINESS

Consideration of the Site Masters Dock Erosion Repair Proposal

Mr. Fleeman approved the August 10, 2021, Site Masters proposal with the understanding that the District Engineer would finalize the scope of work. Mr. Fleeman completed a site visit and had his revised proposal which provides for the necessary scope of work to complete the dock erosion project at a cost of \$6,400.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Site Masters Dock Erosion Repair Proposal, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2015/2018 LLS Tax Solutions Arbitrage Engagement Letters

Mr. Hayes presented the Arbitrage Engagement Letters for Series 2015 Bond for \$5,635,000 and the Series 2018 Bond for \$5,275,000. The Arbitrage services to be performed is for three annual bond years at \$500 per year per bond. He informed the Board they will calculate the interest earned on bond proceeds and ensure the interest does not exceed the yield of the bonds.

On a Motion by Mr. Koch, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors approved the Series 2015/2018 LLS Tax Solutions Arbitrage Engagement Letters, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on March 23, 2022

On a Motion by Mr. Dexter, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on March 23, 2022, as amended, for the Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2022

Mr. Hayes presented the Operation and Maintenance Expenditures for March 2022.

On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for March 2022 (\$60,148) as presented, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Willson discussed the commercial advertising policy and a license agreement between the HOA and CDD to allow the HOA to place message boards on CDD property. The Board requested that the District Manager provide the message board location map to District Counsel and the message board company links. Ms. Willson spoke about Lennar, Inland Homes, and William Ryan Homes emails about providing sod replacement and will communicate with the builders when parking will be enforced. District Counsel will draft and send a letter agreement to the home builders to provide a timeline schedule of completion. The Board did not approve the draft trespass letter presented at the meeting.

On a Motion by Mr. Koch, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors approved District Staff to prepare drafted letters and work with the Chair for final approval, for the Lakeside Community Development District.

B. District Engineer

Mr. Fleeman discussed the Installation of Missing Sidewalks and ADA Ramps. A lengthy discussion ensued. The Board requested an Installation of Missing Sidewalks and ADA Ramps workshop arranged by conference call on May 12th at 1:00 p.m. The Board requested that the District Manager provide District Counsel the Lakeside Community Association Inc. Parking Enforcement Rules and Resolution 2022-02, Adopting Parking and Towing Policies to review and discuss with the Lakeside Community Association, District Counsel and provide feedback. The Board would like to know who would be issuing fines, parking violation decals.

The Board discussed the Lakeside Punchlist without wear and tear items.

NINTH ORDER OF BUSINESS

Presentation of Field Inspection Report/Landscaper's Comments

Mr. Liggett presented the Field Inspection Report dated April 7, 2022. He agreed to contact Pasco County to replace/fix the damaged sod on Hudson Avenue from the Counties Hudson Avenue Paving Roadway Project. Mr. Lucadano provided his comments to the Field Inspection Report.

TENTH ORDER OF BUSINESS**Turf Replacement Report**

The SOD Mitigation Report was presented to the Board.

ELEVENTH ORDER OF BUSINESS**Consideration of RedTree Landscape Proposals**

Two proposals were presented to the Board. The first was to install (5) 30-gallon Crepe Myrtles behind 14023 Crater Circle at a cost of \$2,060.

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the RedTree Landscape Enhancement Proposal for \$2,060, for the Lakeside Community Development District.

The second proposal was to remove (7) dead Eastern Red Trees at 13521 Seabridge Drive. RedTree agreed to remove them at no charge. The Board requested tree trimming quotes of the remaining trees that need to be addressed from previous RedTree quotes with the total cost so the District Manager can include the cost in the Fiscal Year 2022/2023 Proposed Budget. The also requested a quote the lift the oak trees at the Opopka Street entrance to 10 feet for the Board to consider in the Fiscal Year 2022/2023 Proposed Budget.

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

Mr. Wilt presented his report.

FOURTEENTH ORDER OF BUSINESS**District Manager Report**

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting is May 25, 2022, at 11:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. He also informed the Board he would be presenting the Fiscal Year 2022/2023 Proposed Budget this meeting. He reminded the Board the next general election qualifying period is Noon June 13-Noon June 17, 2022, to submit your paperwork to the Pasco County Supervisor of Elections Office. The Next Election (Seat 1-Samantha Manning, seat 2-Linda Ramlot and seat 5 – Jack Koch) These Board members term expire: November 8, 2022.

FIFTEENTH ORDER OF BUSINESS**Supervisor Requests**

None.

SIXTEENTH 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 1:08 p.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 5

MINUTES OF MEETING

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.

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

The conference call workshop meeting of the Lakeside Community Development District was held on **Thursday, May 12, 2022 at 1:00 p.m.**, at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 200, Tampa, FL 33614. All attendees were on the conference call.

For the CDD Workshop Meeting we have:

Jack Koch	Board Supervisor, Chairman
Samantha Manning	Board Supervisor, Assistant Secretary
Linda Ramlot	Board Supervisor, Vice Chairman (joined meeting at 1:10 p.m.)
Christina Brooks	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	District Counsel, Hopping Green & Sams
David Fleeman	DE, Florida Design

Audience	None.
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ORDER OF BUSINESS**Discussion of Missing ADA Ramps
and Sidewalks**

- Mr. Hayes opened the Workshop meeting at 1:06 p.m.
- The attachments referenced in these meeting minutes were provided to all attendees via email. The Board discussed the installation of missing ADA ramps and sidewalks with community maps and the Site Masters proposal dated May 12, 2022. None of the photo items 1 through 26 are being considered to be addressed by the Master Developer of homebuilders.
- At the top of page two highlighted in orange under scope of work the following items of Crest Lake/Weddington may need four additional panels replaced for slope and the Reindeer/Reindeer mailbox needs to be moved and are not yet

approved but are on hold until additional information is received.

- The District Engineer was requested to ask Site Masters for more information and to provide it to District Counsel so she can include them in the draft letter agreement. It was also requested that the following items from the District Engineer Field Review Report dated November 11, 2022, also be included in the draft letter agreement as there are items that the Master Developer is willing to install (Missing ADA detectable warning surfaces at specified locations). It was discussed by District Staff, Board members and Master Developer that homebuilders would complete the yellow highlighted items on page 2 of the Site Masters proposal dated May 12, 2022. It was requested that District Counsel put \$4,200 (10% of \$42,000) in escrow until the homebuilders install the 21 sidewalks and 21 uncompleted homes.

- **Adjournment**

Mr. Hayes adjourned the Workshop Meeting at 1:51 p.m.

Secretary / Assistant Secretary

Chair/ Vice Chair

Tab 6

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 April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,569.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony W Palese	1380	AP033022	Off-Duty State Trooper 03/22	\$ 225.00
Anthony W Palese	1396	AP041322	Off-Duty State Trooper 04/22	\$ 225.00
Arthur F Gartner, Jr	1375	AA031622	Off-Duty State Trooper 03/22	\$ 225.00
Arthur F Gartner, Jr	1375	AG031422	Off-Duty State Trooper 03/22	\$ 225.00
Arthur F Gartner, Jr	1391	AG041122	Off-Duty State Trooper 04/22	\$ 225.00
Disclosure Services, LLC	1389	3	Amortization Schedule Series 2018 5-1-22	\$ 100.00
Grau and Associates	1376	22303	Auditing Services FY 20/21	\$ 500.00
Jack D Hypes	1377	JH031322	Off-Duty State Trooper 03/22	\$ 225.00
Jack D Hypes	1377	JH032022	Off-Duty State Trooper 03/22	\$ 225.00
Jack D Hypes	1392	JH040622	Off-Duty State Trooper 04/22	\$ 225.00
James E LaRose Jr	1379	JL031522	Off-Duty State Trooper 03/22	\$ 225.00
James E LaRose Jr	1379	JL031822	Off-Duty State Trooper 03/22	\$ 225.00
James E LaRose Jr	1379	JL032122	Off-Duty State Trooper 03/22	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James E LaRose Jr	1395	JL040722	Off-Duty State Trooper 04/22	\$ 225.00
James E LaRose Jr	1395	JL041522	Off-Duty State Trooper 04/22	\$ 225.00
Jeremy R Cohen	1374	JC032322	Off-Duty State Trooper 03/22	\$ 225.00
Jeremy R Cohen	1388	JC040122	Off-Duty State Trooper 04/22 - Scheduler's Fee	\$ 225.00
Jeremy R Cohen	1388	JC040522	Off-Duty State Trooper 04/22	\$ 225.00
Kazars Electric Inc.	1378	s8730A	Electric Work - Installed New LED Lights 03/22	\$ 1,195.55
Kazars Electric Inc.	1393	s8802A	General Electric Work 04/22	\$ 217.50
Kazars Electric Inc.	1393	s8849A	Replacement Timeclock Motors For Monument Lights 04/22	\$ 151.94
Kutak Rock LLP	1394	3038627	Legal Services 03/22	\$ 4,440.66
Kyle T Fallacaro	1390	KF041022	Off-Duty State Trooper 04/22	\$ 225.00
Pasco County Utilities Services Branch	1397	16478185	Water Utility Service 03/22	\$ 23.81
Poop 911	1381	LS032022	Pet Waste Station Maintenance 03/22	\$ 275.60
RedTree Landscape Systems, LLC	1384	10131	Monthly Landscape Maintenance 04/22	\$ 14,780.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	1372	INV0000067032	District Management Fees 04/22	\$ 4,301.00
Romaner Graphics	1398	21086	Replace Street Signs 04/22	\$ 1,160.00
Solitude Lake Management LLC	1373	PI-A00780878	Vegetation Removal 03/22	\$ 6,714.00
Solitude Lake Management LLC	1385	PI-A0078420	Lake & Pond Maintenance 04/22	\$ 1,665.00
Suncoast Rust Control Inc.	1386	04419	Commercial Monthly Rust Control Service 04/22	\$ 630.00
Times Publishing Company	1383	0000216193 03/16/22	Account #117744 Legal Advertising 03/22	\$ 102.40
Timothy J Sleyzak II	1382	TS032622	Off-Duty State Trooper 03/22	\$ 225.00
Timothy J Sleyzak II	1382	TS032722	Off-Duty State Trooper 03/22	\$ 225.00
Timothy J Sleyzak II	1399	TS040122	Off-Duty State Trooper 04/22	\$ 225.00
Timothy J Sleyzak II	1399	TS040822	Off-Duty State Trooper 04/22	\$ 225.00
Withlacoochee River Electric Coop., Inc.	1387	Electric Summary 03/22	Summary Billing 03/22	<u>\$ 586.68</u>
Report Total				<u>\$ 41,569.14</u>

Tab 7

**LICENSE AGREEMENT BY AND BETWEEN THE
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT AND
LAKESIDE COMMUNITY ASSOCIATION, INC. REGARDING THE INSTALLATION
OF A MESSAGE BOARD AND THE USE OF CERTAIN DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“License Agreement”) is made and entered into this _____ day of _____, 2022, by and between:

Lakeside Community Development District, a local unit of special- purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “District”), and

Lakeside Community Association, Inc., a Florida not-for-profit corporation, with an address of 6972 Lake Gloria Boulevard, Orlando, Florida 33809 (the “Licensee”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains certain facilities and real property (“District Property”), which facilities and real property are within the boundaries of the District; and

WHEREAS, the Licensee desires to supply and install a Message Board (“Message Board”) as further described in **Exhibit A**, on certain District Property, as more specifically identified in **Exhibit B**, for the benefit of the community, such installation being at no cost to the District; and

WHEREAS, the District is willing to allow the Licensee to supply and install the Message Board pursuant to the terms set forth in this License Agreement; and

WHEREAS, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF INSTALLATION AND MAINTENANCE LICENSE. The District hereby grants to the Licensee a non-exclusive license (“License”) to access, install and maintain the

Message Board on certain District Property identified in Exhibit B, the specific placement of which must be specifically authorized by the District's Chairman or his/her designee pursuant to the terms set forth in this License Agreement.

3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. Licensee's access to District Property under this License Agreement is limited to reasonable ingress and egress to and from the Message Board.

B. Licensee's use of the Message Board is limited to that set forth in this License Agreement.

C. Licensee shall exercise its best efforts to maintain the Message Board in a good condition and free from visual deterioration.

D. Licensee shall be solely responsible for any and all costs or fees associated with the acquisition, installation, maintenance, repair, replacement, operation and monitoring of the Message Board.

4. MAINTENANCE. Licensee shall be responsible for maintaining the Message Board and any associated costs.

5. TERMINATION OF LICENSE. The License granted in Section 2, above, shall terminate upon removal of the Message Board.

6. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated earlier in accordance with Sections 5 or 7, herein.

7. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which notice shall be effective immediately upon receipt by Licensee. Both the District and Licensee may terminate this License Agreement upon thirty (30) days' written notice. The provisions of Sections 9 and 10, below, shall survive any revocation, suspension or termination of this License Agreement.

8. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee shall comply at all times with relevant statutes and regulations governing the installation, operation and maintenance of the Message Board and shall, upon request of the District, provide proof of such compliance.

9. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's activities under this License Agreement, including any damage caused by its authorized representatives or contractor. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Section 9 shall survive termination of this License Agreement.

10. INDEMNIFICATION.

A. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. For ten dollars (\$10.00) and other valuable consideration paid by the District to Licensee separate and apart from the consideration stated in the recitals, Licensee agrees to defend, indemnify, save and hold the District, and its supervisors, staff, and assigns harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Licensee, its members, managers, agents, contractor, assigns or employees.

C. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Section 10 shall survive the termination or expiration of this License Agreement. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute.

11. INSURANCE. Licensee shall, at its own expense, maintain insurance during the term of this License with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	
<i>Bodily Injury</i>	
<i>Property Damage</i>	Combined Single Limit \$1,000,000

Licensee shall provide to District, prior to the commencement of any performance under this contract, a certificate naming the District as an additional insured. At no time shall Licensee be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

12. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

13. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

14. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

16. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

17. ASSIGNMENT. Neither the District nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

18. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

19. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Lakeside Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Lakeside Community Association Inc.
6972 Lake Gloria Boulevard
Orlando, Florida 33809
Attn: HOA Manager

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

20. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

21. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the District is **Lynn Hayes** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the

contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-994-1001, LHAYES@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE 200, ORLANDO, FLORIDA 33614.

22. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Walton County, Florida.

23. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

24. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

25. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

27. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness

**LAKESIDE
HOMEOWNER'S ASSOCIATION INC.**

Signature

Print Name of Witness

By: _____
Its: _____

Exhibit A: Message Board
Exhibit B: Location Map

Exhibit A

Message Board

Exhibit B

Location Map

Tab 8

Tab 9

LAKE SIDE

Landscape Inspection Report



May 5, 2022

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Improve the detail throughout the common areas on crest lake drive.
- ❖ Make sure the red items are complete on the report.

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. Remove the dead from the base of the liriopse on the center island as you enter the community.(Pic 1)



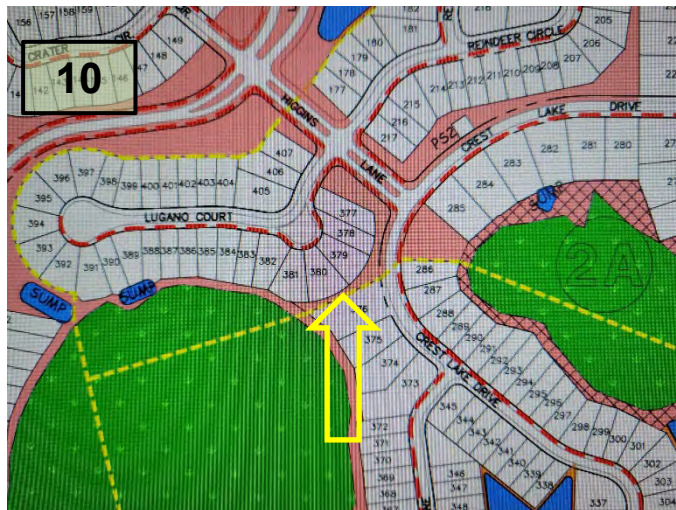
2. We have lost 3 knockout roses in the center island on Lakemont drive before the higgins road intersection. Diagnose and treat the decline in the roses remove the dead ones from the bed.
3. Raise the Ligustrum trees across from the community center on Lakemont drive at the lakeside cdd monument.
4. **Remove the vines and trim the loropetalum on Newport shores drive as you exit Lakemont drive.(Pic 4)**
5. Treat the turf weeds in the saint Augustine in the same are as above.
6. During my inspection I walked the beds lining Lakemont drive on the inbound side and noticed that we are not soft edging the backside of these beds. Improve the soft edging throughout the beds on Lakemont drive.
7. Remove the sucker growth from the crape myrtles on Lakemont drive.
8. On the inbound side of higgins lane we have ornamental grasses that are browning out. Diagnose and treat these.

Crest Lake Drive, Sea Bridge Drive

9. During my inspection nothing still has been done to the common area on crest lake drive after you make a right from Higgins lane. These areas are need of being trimmed as well as detailed for vines and tall weeds.(Pic 9)



10. During my inspection I noticed the area between the fences on crest lake drive in the below map has not been mowed in a while. We need to make sure this is getting mowed on schedule.(Pic 10)



11. Remove the vines and trim the loropetalum across from higgins lane on crest lake drive. This is the area with the walking path.
12. Improve the detail in the common area on crest lake drive to the north of higgins lane. This area has not improved since last month.

13. It still does not look like the irrigation is running in the area on crest lake drive. I have had several phone calls and was told that the vendor was working on it. But we need to get it satisfied.

14. Improve the soft edging in the common area to the north of higgins lane on crest lake drive.

15. Treat the turf weeds at the corner of Higgins lane and Lakemont drive.

16. Redtree to recreate tree rings under the magnolia trees in the common area on sea bridge just pass crest lake drive. Make sure these are maintained as tree rings.(Pic 16)



17. Remove the dead plant material throughout the sea bridge drive common area. This area is still in need of trimming. Crews trimmed one viburnum but did not touch the rest.

18. During my inspection, the dead trees were still on sea bridge drive that were to be removed. When will redtree be taking care of this.

19. Diagnose and treat the browning ornamental grass on Newport shores drive next the homeowner's house. This is before tensaw drive.



Opopka St, Hudson Ave

20. Remove the vines from the Indian hawthorns in the same areas as above.

21. Check the irrigation coverage issues in the saint Augustine along the fence on Newport shores drive.(Pic 21)



22. Provide the district a price to remove the dead Hollie tree to the west of the opopka street entrance.(Pic 22)



23. Remove the weeds from the parsoni juniper to the west of the main entrance on Hudson avenue.



LAKE SIDE

Landscape Inspection Report



May 5, 2022

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Improve the detail throughout the common areas on crest lake drive.
- ❖ Make sure the red items are complete on the report.

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. Remove the dead from the base of the liriopie on the center island as you enter the community.(Pic 1) **Completed**



2. We have lost 3 knockout roses in the center island on Lakemont drive before the higgins road intersection. Diagnose and treat the decline in the roses remove the dead ones from the bed. **Completed**
3. Raise the Ligustrum trees across from the community center on Lakemont drive at the lakeside cdd monument. **Completed**
4. Remove the vines and trim the loropetalum on Newport shores drive as you exit Lakemont drive.(Pic 4) **Completed**
5. Treat the turf weeds in the saint Augustine in the same are as above. **Completed**
6. During my inspection I walked the beds lining Lakemont drive on the inbound side and noticed that we are not soft edging the backside of these beds. Improve the soft edging throughout the beds on Lakemont drive. **Completed**
7. Remove the sucker growth from the crape myrtles on Lakemont drive. **Completed**
8. On the inbound side of higgins lane we have ornamental grasses that are browning out. Diagnose and treat these. **Completed**

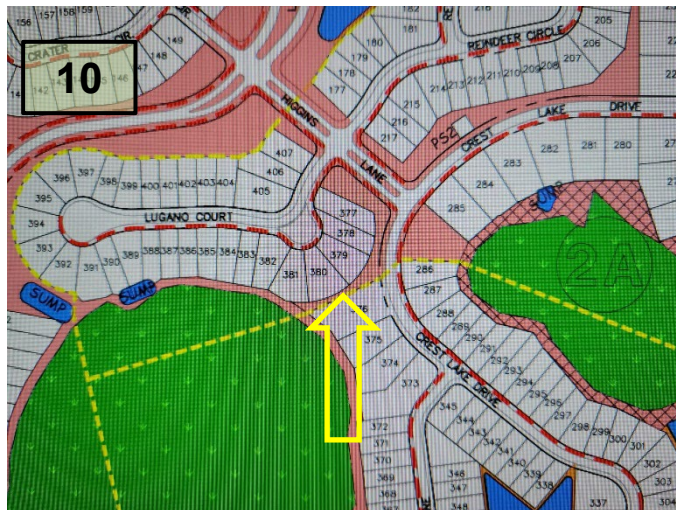


Crest Lake Drive, Sea Bridge Drive

9. During my inspection nothing still has been done to the common area on crest lake drive after you make a right from Higgins lane. These areas are need of being trimmed as well as detailed for vines and tall weeds.(Pic 9) **Completed**



10. During my inspection I noticed the area between the fences on crest lake drive in the below map has not been mowed in a while. We need to make sure this is getting mowed on schedule.(Pic 10) **Completed**



11. Remove the vines and trim the loropetalum across from higgins lane on crest lake drive. This is the area with the walking path. **Completed**
12. Improve the detail in the common area on crest lake drive to the north of higgins lane. This area has not improved since last month.

13. It still does not look like the irrigation is running in the area on crest lake drive. I have had several phone calls and was told that the vendor was working on it. But we need to get it satisfied. **Will be Completed**

14. Improve the soft edging in the common area to the north of higgins lane on crest lake drive. **Completed**

15. Treat the turf weeds at the corner of Higgins lane and Lakemont drive. **Completed**

16. Redtree to recreate tree rings under the magnolia trees in the common area on sea bridge just pass crest lake drive. Make sure these are maintained as tree rings.(Pic 16)



17. Remove the dead plant material throughout the sea bridge drive common area. This area is still in need of trimming. Crews trimmed one viburnum but did not touch the rest.

Completed

18. During my inspection, the dead trees were still on sea bridge drive that were to be removed. When will redtree be taking care of this.

Completed

19. Diagnose and treat the browning ornamental grass on Newport shores drive next the homeowner's house. This is before tensaw drive. **Completed**

Completed



Rizzetta & Company
Professionals in Community Management

Opopka St, Hudson Ave

20. Remove the vines from the Indian hawthorns in the same areas as above. **Completed**

21. Check the irrigation coverage issues in the saint Augustine along the fence on Newport shores drive.(Pic 21) **Will be completed**



22. Provide the district a price to remove the dead Hollie tree to the west of the opopka street entrance.(Pic 22) **Proposal forthcoming**



23. Remove the weeds from the parsoni juniper to the west of the main entrance on Hudson avenue. **Completed**

May 23, 2022

Robert Johnson, Client Care Specialist

RedTree Landscape Systems. LLC

A handwritten signature in black ink on a light brown background. The signature appears to be 'Robert Johnson'.



Tab 10



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal

FOR

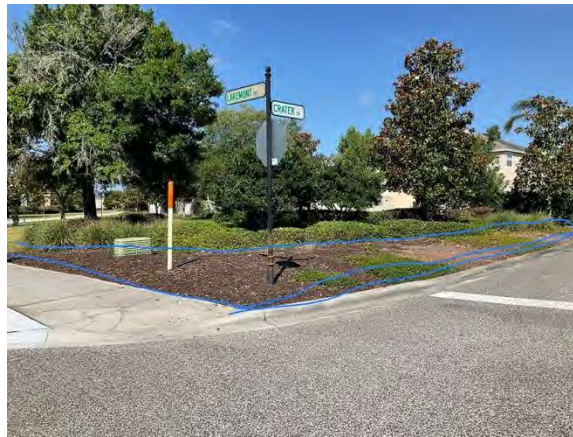
Lakeside CDD

Attention: Mr. Lynn Hayes

May 17, 2022

Scope of Work

Landscape Enhancement – corner of Lake Mount Drive and Crater Circle





- Remove plants material and dead grass.
- Install (3,400) square feet of St. Augustine sod.
- Includes all labor, materials, hauling and dumping fees.

PRICE: \$5,250.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
<mailto:peterlucadano@yahoo.com> rjohnson@redtreelandscape.systems / Cell phone: (727) 267-2059

Tab 11



Lakeside CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-05-11

Prepared for:

Lynn Hayes
District Manager
Rizzetta and Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)
888.480.LAKE (5253)

TABLE OF CONTENTS

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SITE ASSESSMENTS	
PONDS 1,2,3	3
PONDS 4,5,6	4
PONDS 7,8,9	5
MANAGEMENT/COMMENTS SUMMARY	6
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Site: 1**Comments:**

Treatment in progress

Site treated during inspection for algae.

Action Required:

Routine maintenance next visit

Target:**Site: 2****Comments:**

Normal growth observed

Beneficial plants noted to be strong and healthy.

Action Required:**Target:****Site: 3****Comments:**

Normal growth observed

Water levels continue to drop exposing more bank.

Action Required:**Target:**

Site: 4**Comments:**

Normal growth observed
Site almost completely dry.
Treated for grasses and algae.

Action Required:**Target:****Site: 5****Comments:**

Normal growth observed
Grasses and algae treated.

Action Required:**Target:****Site: 6****Comments:**

Treatment in progress
Algae and grasses treated. No
new floating weeds noted after
last treatment.

Action Required:**Target:**

Site: 7**Comments:**

Treatment in progress

Perimeter treated for invasive species. Submersed weed treatments targeted toping out growth.

Action Required:**Target:****Site: 8****Comments:**

Treatment in progress

Cattails and Spatterdock treated via airboat. Follow up treatments were made by shoreline as well.

Action Required:**Target:****Site: 9****Comments:**

Normal growth observed

Large amounts of beneficial growth sprouted and looking good.

Action Required:**Target:**

Management Summary

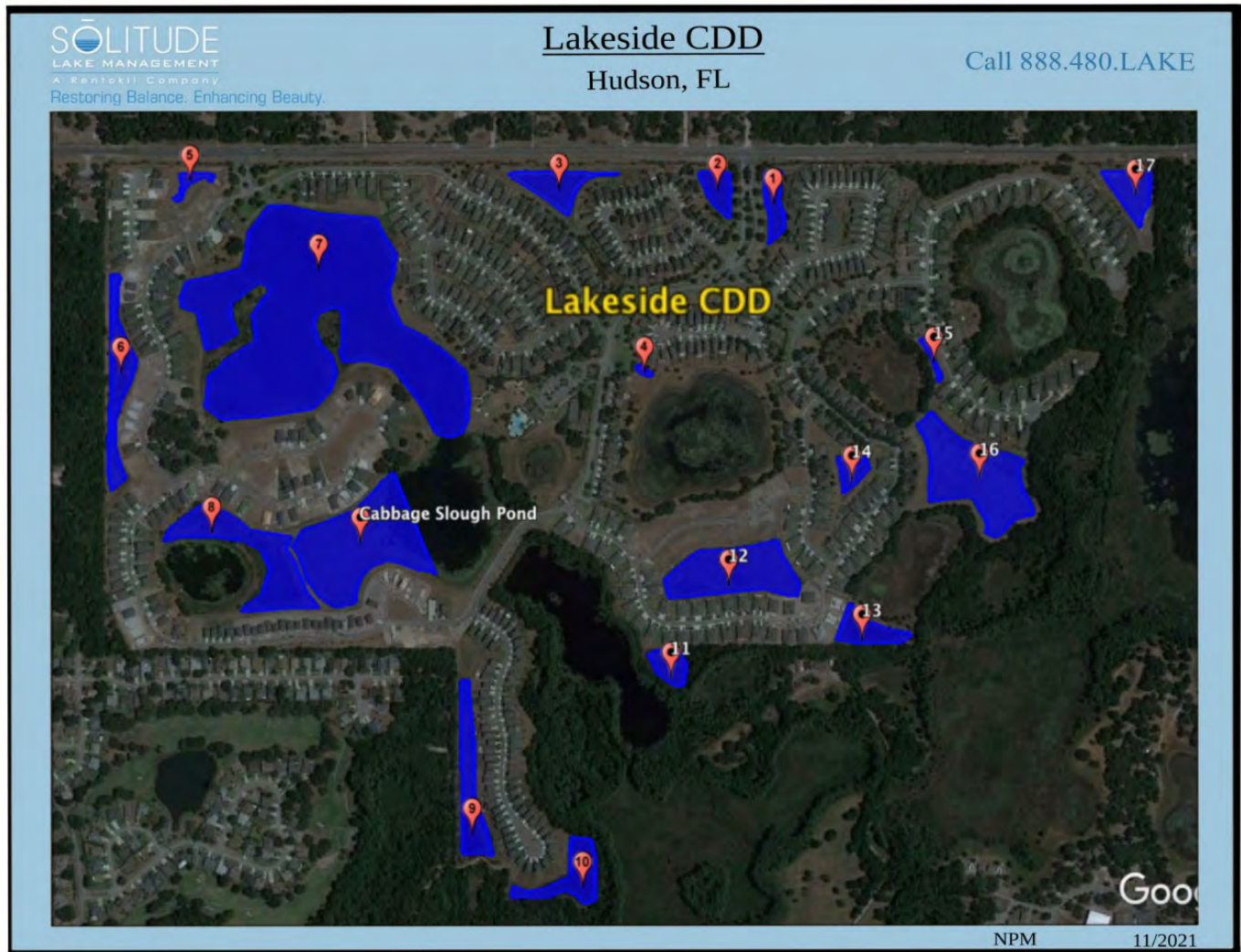
With June fast approaching water levels are dropping quickly. Much needed rain will hopefully come sooner rather than later and help keep the maturing beneficial plant life from dying.

Most sites were noted to be very low which does allow us to use different treatment methods.

An airboat was used on site 7 and 8 to treat for Cattails and other invasive species that we cannot reach by shore. We then followed up with a shoreline treatment as well.

All in all things are beginning to take shape but there is still much work to be done.

Site	Comments	Target	Action Required
	Treatment in progress		Routine maintenance next visit
	Normal growth observed		
	Normal growth observed		
	Normal growth observed		
	Normal growth observed		
	Treatment in progress		
	Treatment in progress		
	Treatment in progress		
	Normal growth observed		



Tab 12



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 22, 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 8, 2022
- **General Election Qualifying Period:** Noon, June 13, 2022 – Noon, June 17, 2022 to submit your paperwork to the Pasco County Supervisors Elections Office

District Manager's Report

May 25

2022

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FINANCIAL SUMMARY

3/31/2022

General Fund Cash & Investment Balance:	\$342,084
Reserve Fund Cash & Investment Balance:	\$250,475
Debt Service Fund Investment Balance:	<u>\$1,136,139</u>
Total Cash and Investment Balances:	\$1,728,698

General Fund Expense Variance: \$824 Under Budget