



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors Meeting
June 22, 2022**

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

www.lakesidecdd.org

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors

Jack Koch
Linda Ramlot
Samantha Manning
Christina Brooks
Gordon Dexter

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager

Lynn Hayes

Rizzetta & Company, Inc.

District Counsel

Alyssa Willson

Kutak Rock LLP

District Engineer

Al Belluccia

Florida Design Consultants, Inc.

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

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

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

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

June 21, 2022

**Board of Supervisors
Lakeside Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, June 22, 2022, at 11:00 a.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of RedTree Landscape Enhancement Proposal..... Tab 1
 - B. Consideration of FY 2022-2023 Budget Explanation Letter Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor's Meeting held on May 25, 2022 Tab 3
 - B. Consideration of Operation and Maintenance Expenditures for May 2022 Tab 4
- 5. STAFF REPORTS**
 - A. Presentation of Aquatics Report Tab 5
 - B. District Engineer
 1. Discussion of Wetland/Wetland Buffers/Stormwater Pond Maintenance Tab 6
 - C. Presentation of Landscape Inspection Report and Landscaper Comments Tab 7
 1. Consideration of Solitude Proposal for Pond Debris Removal Update
 - D. District Manager Report Tab 8
 - E. District Counsel
 1. Consideration of Master Developer Request for Changes to Letter Agreement (Sidewalk and ADA Ramp Installation) Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Lynn Hayes
District Manager

Tab 1



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

June 13, 2022

Scope of Work

Landscape installation on the corner of Lakemont Drive and Crater Circle:



- Rip out existing plant material
- Installation of:
- (50) 3-gallon Crotons
- (75) 3-gallon Fire Bush
- Price includes (\$200.00 rip out and disposal fee)
- Includes all labor, materials, hauling and dumping fees

PRICE: \$2,450.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by RJ Johnson
rjohnson@redtreelandscape.com / Cell phone: (727)267-2059

Tab 2

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 BUDGET FAQs

1) What are the CDD assessments for?

- The CDD assessment has two (2) parts: debt service (unchanged), and Operations & Management [O&M] (anticipated operational expenses). **The proposed O&M annual amount is \$1,062.16 per lot, a \$291.08 increase from last year's budget. In other words, if this budget is adopted, your monthly CDD assessment cost would increase \$24.26.** (Note: CDD assessments are reflected in your annual tax bill.)
- For details on what is included in the O&M budget, please refer to the line items in the proposed 2022/2023 budget under Financial Documents: <https://www.lakesidecdd.org>

2) Why the increase?

- The CDD Board feels it is imperative to properly fund the reserves for future capital improvements as the community and infrastructure ages. Based on the most recent Reserve Study conducted in September 2020, the Board is proposing to phase in a small budget increase for FY 22-23, as well as transfer any operating excess from the O&M budget at the end of the current fiscal year into the Reserve Fund. The Reserve Study can be found under Financial Documents on the District's Website at: <https://www.lakesidecdd.org>

3) What is the total CDD assessment?

- Assessments are determined by the size of each lot. The proposed budget will be met by annual assessments ranging from \$1,961.38 (villas) to \$2,361.03 (single family home on 80' lot). This includes \$1,062.16 O&M, and debt service based on lot size. See page 7 of the proposed budget for details.

4) How can property owners provide input on the budget?

- The CDD Board holds public meetings on the fourth Wednesday of each month with meetings at the Clubhouse and others at the offices of Rizzetta & Company. To encourage resident attendance, they hold morning and evening meetings on a set schedule and offer a call-in option via a phone conference line.
- The annual meeting schedule as well as agendas for previous and upcoming meetings can be found on the District's website: <https://www.lakesidecdd.org>

5) What can I do if I still have questions?

- Visit <https://www.lakesidecdd.org> to view the proposed budget and explanations.
- Come to the meeting at the Clubhouse on Wed. 8/24/22 at 6:00 p.m.
- If you are unable to attend in person (strongly recommended), you may join the meeting via conference call: 929-205-6099; Conference ID: 369 955 2844
- Email District Manager Lynn Hayes at lhayes@rizzetta.com or your elected CDD Board members (the email addresses are listed on the CDD website)

Tab 3

**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, May 25, 2022, at 5:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

Present and constituting a quorum:

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

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>
Michelle Rigoni	District Counsel, Kutak Rock LLP <i>(via conf. call)</i>
Peter Lucadano	Representative, RedTree Landscaping <i>(joined meeting at approximately 5:09 p.m.)</i>

Audience	Present
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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

Several audience members expressed their concerns about debris and algae in the ponds. One resident pointed out that the pier project needed to be completed.

THIRD ORDER OF BUSINESS

**Presentation of Fiscal Year 2022-2023
Proposed Budget**

Mr. Hayes presented the Fiscal Year 2022/2023 proposed budget to the board for their consideration. The Board requested to remove the shed and golf cart at a cost of \$28,000 from the budget.

On a Motion by Mr. Koch, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2022-2023, as amended, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Approving Fiscal Year 2022-2023
Proposed Budget and Setting the
Public Hearing on the Final Budget**

Mr. Hayes presented Resolution 2022-03. Approving Fiscal Year 2022-2023 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adopted Resolution 2022-03, Approving Fiscal Year 2022-2023 Proposed Budget, and Setting the Public Hearing for August 24, 2022, at 6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669., for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion of Draft Letter Agreement
with Developer Reflecting Workshop
Comments**

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Draft Letter Agreement in substantial form and District Counsel will prepare a final agreement, for the Lakeside Community Development District.

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved to countersign the Inland Homes Agreement, for the Lakeside Community Development District.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors requested and approved that District Staff get a revised proposal from Site Masters after District Counsel has prepared the final form agreement and authorized the Chair to execute the agreement, for the Lakeside Community Development District.

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the William Ryan proposal to reseed CDD common areas, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors held on April 27,
2022**

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on April 27, 2022, for the Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Workshop
Meeting Minutes held on May 12, 2022**

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Workshop Meeting Minutes held on May 12, 2022, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for April
2022**

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

On a Motion by Ms. Ramlot, seconded by Mr. Koch, with all in favor, the Board of Supervisors ratified the April 2022 (\$41,569.14) payment of the Operation & Maintenance Expenditures, for the Lakeside Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

D. District Counsel

Ms. Willson discussed the license agreement for the message board between Lakeside Community Development District and Lakeside Community Association.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the message board license agreement between the Lakeside Community Development District and the Lakeside Community Association and authorized the District Manager to contact the Lakeside Community Association to seek their approval to this agreement, for the Lakeside Community Development District.

E. District Engineer

Mr. Fleeman presented his updated pond and wetland area map and discussion ensued with the Board about a possible landscape maintenance wetland area addendum to cover Wetland C.

F. Presentation of Field Inspection Report/Landscaper Comments

Mr. Hayes presented the Field Inspection Report dated May 5, 2022. Mr. Lucadano provided his comments to the Field Inspection Report.

G. Presentation of Aquatics Report

Mr. Hayes presented the Aquatics Report.

H. District Manager Report

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting is June 22, 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 plans to provide the Adopted Final budget on August 24, 2022. He also informed the Board that as of April 15, 2022 the Pasco County Supervisor of Elections reported 1,274 voters in the district.

TENTH ORDER OF BUSINESS

Supervisor Requests

The Board would like to schedule a workshop meeting with the landscape and aquatic vendors during the summer months. The District Manager will review his schedule and coordinate with the Board.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 6:58 p.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 4

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 May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,344.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony W Palese	001414	AP042722	Off-Duty State Trooper 04/22	\$ 225.00
Anthony W Palese	001434	AP051222	Off-Duty State Trooper 05/22	\$ 225.00
Arthur F Gartner, Jr	001403	AG041822	Off-Duty State Trooper 04/22	\$ 225.00
Arthur F Gartner, Jr	001430	AG051122	Off-Duty State Trooper 05/22	\$ 225.00
Christina Brooks	001400	CB042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
Christina Brooks	001417	CB051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Christina Brooks	001428	CB052522	Board Of Supervisors Meeting 05/25/22	\$ 200.00
Florida Design Consultants, Inc.	001419	43842	Engineering Services Project 04/22	\$ 5,362.50
Florida Design Consultants, Inc.	001419	43843	Engineering Services - Stormwater Needs Analysis 04/22	\$ 1,736.00
Gordon G Dexter	001401	GD042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
Gordon G Dexter	001418	GD051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Jack D Hypes	001404	JH041722	Off-Duty State Trooper 04/22	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jack D Hypes	001404	JH042322	Off-Duty State Trooper 04/22	\$ 225.00
Jack D Hypes	001412	JH042622	Off-Duty State Trooper 04/22	\$ 225.00
Jack D Hypes	001412	JH043022	Off-Duty State Trooper 04/22	\$ 225.00
Jack D Hypes	001431	JH050422	Off-Duty State Trooper 05/22	\$ 225.00
Jack D Hypes	001431	JH051022	Off-Duty State Trooper 05/22	\$ 225.00
Jack D Hypes	001431	JH051622	Off-Duty State Trooper 05/22	\$ 225.00
Jack William Koch	001405	JK042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
Jack William Koch	001420	JK051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Jack William Koch	001432	JK052522	Board Of Supervisors Meeting 05/25/22	\$ 200.00
James E LaRose Jr	001406	JL041922	Off-Duty State Trooper 04/22	\$ 225.00
James E LaRose Jr	001406	JL042222	Off-Duty State Trooper 04/22	\$ 225.00
Jeremy R Cohen	001411	JC050122	Off-Duty State Trooper 05/22	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jeremy R Cohen	001411	JC050322	Off-Duty State Trooper 05/22	\$ 225.00
Kutak Rock LLP	001433	3052850	Legal Services 04/22	\$ 2,464.50
Kyle T Fallacaro	001402	KF042422	Off-Duty State Trooper 04/22	\$ 225.00
Kyle T Fallacaro	001429	KF050622	Off-Duty State Trooper 05/22	\$ 225.00
Kyle T Fallacaro	001429	KF051522	Off-Duty State Trooper 05/22	\$ 225.00
Linda Ramlot	001407	LR042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
Linda Ramlot	001422	LR051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Linda Ramlot	001435	LR052522	Board Of Supervisors Meeting 05/25/22	\$ 200.00
Nathan C Sequeira	001409	NS040222	Off-Duty State Trooper 04/22	\$ 225.00
Nathan C Sequeira	001409	NS040922	Off-Duty State Trooper 04/22	\$ 225.00
Nathan C Sequeira	001415	NS050122	Off-Duty State Trooper 05/22	\$ 225.00
Nathan C Sequeira	001436	NS050722	Off-Duty State Trooper 05/22	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nathan C Sequeira	001436	NS050822	Off-Duty State Trooper 05/22	\$ 225.00
Pasco County Property Appraiser	001413	042922	Non-Ad Valorem Special Assessment Fees FY22/23	\$ 150.00
Pasco County Utilities Services Branch	001421	16613463	Water Utility Service 04/22	\$ 20.62
RedTree Landscape Systems, LLC	001423	10391	Monthly Landscape Maintenance 05/22	\$ 14,780.00
RedTree Landscape Systems, LLC	001423	10455	Irrigation Repairs 05/22	\$ 81.75
Rizzetta & Company, Inc.	001408	INV0000067824	District Management Fees 05/22	\$ 4,301.00
Solitude Lake Management LLC	001424	PI-A00806936	Lake & Pond Maintenance 05/22	\$ 1,665.00
Suncoast Rust Control Inc.	001425	04512	Commercial Monthly Rust Control Service 05/22	\$ 735.00
Times Publishing Company	001410	0000222119 04/20/22	Account #117744 Legal Advertising 04/22	\$ 102.40
Times Publishing Company	001426	0000225343 05/08/22	Account 117744 Legal Advertising 05/22	\$ 147.50
Times Publishing Company	001438	0000225344 05/18/22	Account 117744 Legal Advertising 05/22	\$ 102.40
Times Publishing Company	001426	0000225594 05/11/22	Account 117744 Legal Advertising 05/22	\$ 102.40

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	001438	0000226357 05/18/22	Account 117744 Legal Advertising 05/22	\$ 88.00
Timothy J Sleyzak II	001416	TS042922	Off-Duty State Trooper 04/22	\$ 225.00
Timothy J Sleyzak II	001437	TS051322	Off-Duty State Trooper 05/22	\$ 225.00
Withlacoochee River Electric Coop., Inc.	001427	Electric Summary 04/22	Summary Billing 04/22	<u>\$ 680.67</u>
Report Total				<u>\$ 40,344.74</u>

Tab 5



Lakeside CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-06-07

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 10, 11, 12	3
PONDS 13, 14, 15	4
PONDS 16, 17	5
MANAGEMENT/COMMENTS SUMMARY	5, 6
SITE MAP	7

Site: 10**Comments:**

Normal growth observed

Site contains moderate growth of Sesbania, Dog Fennel, and Primrose along and above pond banks. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



June, 2022



June, 2022

Site: 11**Comments:**

Normal growth observed

Cattails have been reduced by more than 50% with more progress to come. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Cattails



June, 2022



June, 2022

Site: 12**Comments:**

Normal growth observed

Buffer zones are now clear of all Cattail growth. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Cattails



June, 2022



June, 2022

Site: 13**Comments:**

Treatment in progress

Submersed weeds are well into decomposition following previous treatment. Expect 4 more weeks for results. Shoreline weeds and cattails were treated at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



June, 2022



June, 2022

Site: 14**Comments:**

Site looks good

Minor shoreline weeds present.
open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



June, 2022



June, 2022

Site: 15**Comments:**

Normal growth observed

Site remains 100% dry. New growth on exposed bottom treated during inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



June, 2022



June, 2022

Site: 16**Comments:**

Normal growth observed

Native vegetation doing well with less than 10% invasive intrusion. Pond could not be sprayed due to Sandhill Cranes nesting in Cattail shelf.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



June, 2022



June, 2022

Site: 17**Comments:**

Treatment in progress

Minor submersed

Hydrilla(right). Treatment was applied during inspection. Expect results in 6-8 weeks.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



June, 2022



June, 2022

Management Summary

We are continuing to see improvements on all sites inspected. Cattail populations continue to shrink, submersed vegetation is well under control, and floating weeds are gone. There's a lot of shoreline growth sprouting well above the high water mark, that needs to be recognized by landscaping before it turns into heavy overgrowth again. We spray as much of it as we can, but we must be careful. Continuing to spray this tall vegetation up on the banks will eventually lead to bank destabilization and serious erosion issues.

Moving forward, we'll continue with our treatment plan until the desired results are achieved on all sites.

Just reach out with any questions or concerns. jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

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



Tab 6



MEMO

To: Lakeside CDD Board
From: David Fleeman, PE
Date: June 10, 2022
Re: Maintenance Limits

As a follow-up to discussions that occurred during the May Board meeting; I have done some additional research regarding maintenance activities adjacent to wetlands / ponds/ and Other Surface Waters (refer to the 'Wetland / Pond Area Exhibit' revised June 10, 2022).

1. Wetlands & Wetland Buffers

The existing on-site wetlands are regulated by the Southwest Florida Water Management District as well as Pasco County Natural Resources, and potentially FDEP on behalf of the ACOE. The Water Management District has defined wetland buffers that encircle the wetland and protect it from impact. These wetlands and associated buffers are shown on referenced "Wetland / Pond Area Exhibit". The only work allowed within these areas is selective removal of nuisance exotic / invasive species (as defined by the Florida Invasive Species Council). No cutting / mowing / trimming of native vegetation is permitted.

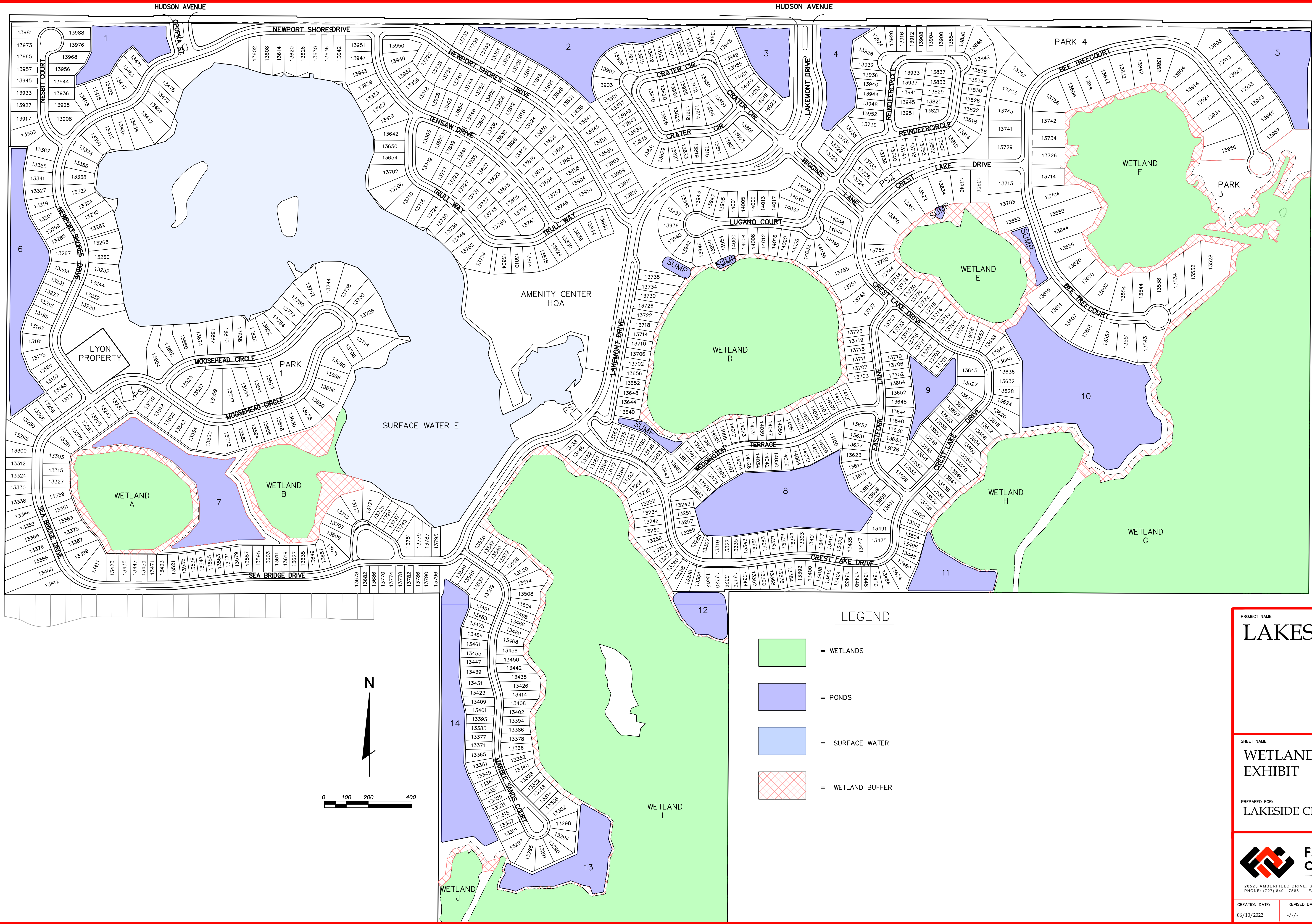
2. Surface Water E

From a regulatory perspective, there is no protective buffer and these areas can be mowed to the water's edge. From a practical perspective, I am reluctant to cut or remove vegetation in a way that may contribute to erosion from water flowing down the pond bank. Therefore, I recommend that the CDD voluntarily adopt a policy that preserves native vegetation within three feet of the water's edge. This policy should allow selective trimming / pruning of vegetation above 2-feet in height as well as eradication of exotic / invasive species.

3. Stormwater Ponds

The stormwater management facilities should be mowed on a regular basis to maintain inspection & service access to control structures. Any erosion on the sidebanks should be repaired immediately and vegetation restored to protect the slopes from additional erosion.

K:\150 Proj\Drawings\Wetlands\150_Lakeside_EUA.dwg -- Jun 10, 2022 @ 10:35am -- D:\LEMAN



LEGEND

- = WETLANDS
- = PONDS
- = SURFACE WATER
- = WETLAND BUFFER

PROJECT NAME:

LAKESIDE

SHEET NAME:

WETLAND / POND AREA
EXHIBIT

PREPARED FOR:

LAKESIDE CDD



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

20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 846 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
06/10/2022	-/-	DBF	1 OF 1

Tab 7

LAKE SIDE

Landscape Inspection Report



June 10, 2022

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

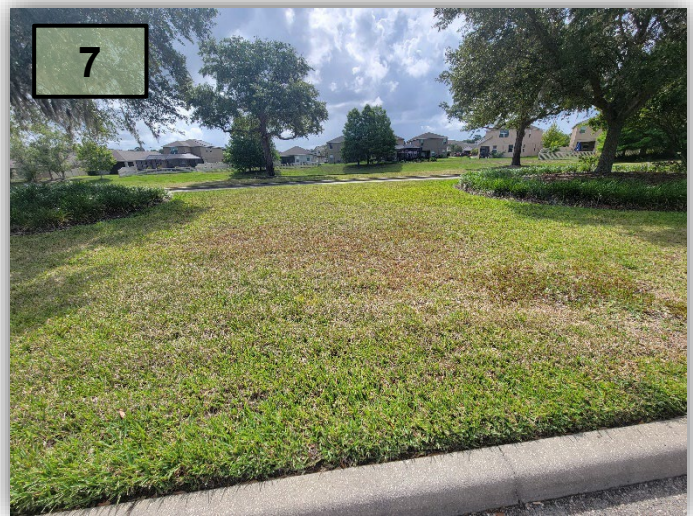
Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Detail in the community needs to improve. Vines and weeds are a big issue.
- ❖ Improve the vigor in the saint augustine on Lakemont drive.

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. Make sure during services we are removing trash trough the community there was some in the center island at the entrance on Lakemont drive.
2. Treat the bed weeds throughout the center island when you enter lakeside on Lakemont drive. We are starting to get a lot of weed pressure in these beds.
3. Remove the palm chutes in the center island as you enter Lakemont drive at the main entrance.
4. Remove the moss from the plant material in the center island on Lakemont drive at the main entrance. Mostly in the loropetalum.
5. Treat the bed weeds in the new plant material in the center island on Lakemont drive.
6. Cover the drip with mulch in the same area as above.
7. **We are still struggling with turf color throughout Lakemont drive. We need to improve the turf color and treat the turf weeds throughout the saint augustine on lakemont drive. Areas of turf that are struggling need to be looked at and diagnosed.(Pic 7)**
8. Treat the jasmine bed for weeds in the center island on Lakemont drive before crater circle.
9. Remove the torpedo grass in the Liriope in center island on Lakemont drive before crater circle.
10. During my inspection, the last annual bed in the center island on Lakemont drive before crater circle is struggling. These will need to be replaced under warranty. **Make sure irrigation is working in this bed.(Pic 10 next page)**
11. Remove the vines from the Indian hawthorne at the crater circle and Lakemont drive corner bed on the inbound side of Lakemont.



Crest Lake Drive, Sea Bridge Drive



11. During my inspection, the detail on Lakemont drive was very subpar. Not sure if these areas are not being done. Vines, weed, trash all need to be taken care of throughout these beds. Create plant separation in the jasmine and hedge variety of plants.(11,11a,11b,11c)



12. Make sure during visits that we are performing a soft edge throughout the beds on Lakemont drive every other week.

13. Treat the spider mites on the inbound side of Lakemont drive in the fakahatchee grass. Just pass crate circle.

14. During my inspection I noticed the awabuki had fungus active on them in lakeomnt drive. Have these been treated these have been brought up in multiple reports?

12. Improve the turf color and vigor throughout Lakemont drive. Treat the turf weeds throughout the entire boulevard. Pic 12,12a,12b)



Opopka St, Hudson Ave



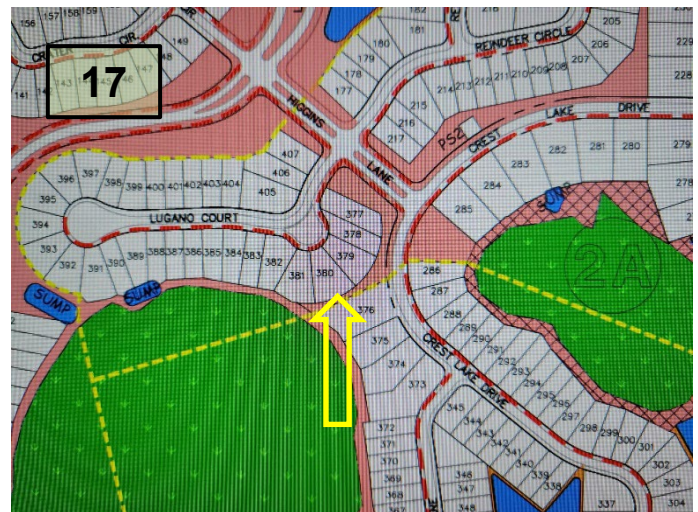
13. Treat the bed weeds in the jasmine on higgins lane with a selective herbicide.

14. Improve the detail throughout Higgins lane.

15. Treat the bed weeds and remove vines and weeds in the plant material. Improve the soft edge in the beds throughout.

16. Throughout the crest lake drive bed material treat the bed weeds and remove the vines throughout the plant material. We did get this area trimmed but the detail was subpar in this area. Improve the soft edging throughout these beds.

17. During my inspection, the center area between the fences on crest lake drive hasn't been addressed. See map below.(Pic 17)



18. Treat the bed weeds in the trail on crest lake drive across from higgins lane. Make sure this area is getting soft edged.

19. Remove the vines from the plant material in the same area as above.

20. The conservation line in the last common area on crest lake drive before the dead is starting to grow over the mowing areas. We need to make sure these are trimmed to allow for mowing services.

21. Remove the palm chutes and treat the bed weeds in the center is land on Lakemont drive across from the community center before crest lake drive.



Opopka St, Hudson Ave

22. The magnolia trees are still needing the tree rings created on the lake bank as you go between the ponds and the roads from Lakemont drive to sea bridge drive.
23. **We are still needing the plant material in the common area trimmed and the dead plants to be removed on sea bridge drive in the common area. The crews trimmed one shrub.**
24. Provide the district to fix the tree that has fell over in the same common area above. We might be able to just restake the tree look at it and let district staff know if it salvageable.
25. During my inspection which was on a Friday the pond banks and common areas from the k johnson contract had not been mowed yet. It was later communicated that they were done on Saturday.
26. **Remove the vines and weeds in the Indian Hawthorne's at the common area on Newport shores drive before you get to tensaw drive.**
27. Improve the detail throughout the common area on Newport shores drive and opopka street.
28. Remove the crape myrtle sucker throughout Hudson avenue along fence.
29. On Hudson avenue to the furthest east, you can go we are starting to lose the definition in the beds to weeds. Please make sure these are treated and bed are being maintained.



Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 27, 2022 @ 11:00 AM
- **Next Election (Seat 1 Samantha Manning, Seat 2 Linda Ramlot, Seat 5 Jack Koch):** November 8, 2022

District Manager's Report

June 22

2022

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FINANCIAL SUMMARY

4/30/2022

General Fund Cash & Investment Balance:	\$319,837
Reserve Fund Cash & Investment Balance:	\$250,477
Debt Service Fund Investment Balance:	<u>\$1,136,144</u>
Total Cash and Investment Balances:	\$1,706,458

General Fund Expense Variance: \$3,991 Under Budget

Tab 9

[insert District Letterhead]

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 thirteen thousand, one hundred thirty dollars (\$13,130.00) (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 four thousand five hundred dollars (\$4,500.00) of additional funds ("**Additional Payment**") to complete additional improvement repair and installation of District improvements in the Community. 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 exchange for the Reimbursement Payment and Additional 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 any and all improvements in the Community, including, without limitation, the Improvements and the Community

Commented [WAC1]: 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.

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(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 payment~~ of the Reimbursement Payment and Additional Payment from by Developer to the District, 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:

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: _____

ATTACHMENT “A”

Location of Improvements

[See attached.]

DRAFT

ATTACHMENT “B”

Construction Agreement

[See attached.]

DRAFT