Lakes by the Bay South Community Development District

www.lakesbythebaycdd.com

Michele Harris, Chair

William Pacetti, Vice Chair

Ana Jo, Assistant Secretary

Elaine Rodriguez, Assistant Secretary

Dorothy Morales, Assistant Secretary

December 17, 2019

GMS
Governmental
Management Services

Lakes by the Bay South
Community Development District

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December 10, 2019

Board of Supervisors
Lakes by the Bay South
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lakes by the Bay South Community Development District** will be held on **December 17, 2019 at 4:00 p.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutler Bay, Florida 33190**. Following is the advance agenda:

Segment I:

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the September 24, 2019 Meeting
3. Ratification of Small Project Agreement with People's Choice Pressure Cleaning for Pressure Cleaning and Painting Projects 2019
4. Ratification of Termination Letter to Empire Fire Safety, LLC Regarding Fire Safety Services Agreements
5. Ratification of Monitoring Fire Alarm Agreement with Hexagonal Fire Detection, LLC
6. Staff Reports
   A. Attorney
   B. Engineer
   C. Club Manager
      1) Monthly Report
      2) Consideration of Countdown Screen for Tree Lighting Ceremony
   D. Gate Updates
   E. Field Manager – Monthly Report
   F. CDD Manager

Segment II – Workshop Section:

A. Clubhouse Renovations Update
B. Gate Hit Update
C. Consideration of Proposals for Repair and Paint of the Playground and Outdoor Gym Equipment
D. Discussion on Public Sports Event Query
E. Discussion on Any Other Projects and Workshop Items

Segment III:

7. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
8. Financial Reports
   A. Approval of Check Run Summary
   B. Balance Sheet and Income Statement
9. Supervisors Requests and Audience Comments
10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.lakesbythebaycdd.com

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF MEETING

A regular meeting of the Board of Supervisors of the Lakes by the Bay South Community Development District was held on Tuesday, September 24, 2019 at 4:00 p.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutler Bay, Florida 33190.

Present and constituting a quorum:

Michele Harris	Chairman
William Pacetti	Vice Chairman
Elaine Rodriquez	Assistant Secretary

Also present were:

Juliana Duque	Governmental Management Services
Andressa Navarette	Governmental Management Services
Michael Pawelczyk	District Counsel
Jennifer Lora	First Service Residential
Alfredo Quintero	Town of Cutler Bay
Rafael Casals	Town of Cutler Bay Manager

Segment I:

FIRST ORDER OF BUSINESS **Roll Call and Pledge of Allegiance**

Ms. Duque called the meeting to order and called the roll. Ms. Duque led the pledge of allegiance.

Ms. Duque: I would like to request to the Board to do some changes in our agenda so that we can hear our Town of Cutler Bay representatives. Just to bring you up to speed I know that Michele would like to give a little bit of feedback of our meeting. During our last meeting we talked a little bit about our gates and the reason behind the concerns that the community had about asking questions on the visitor lane.

Ms. Harris: I met both of these wonderful gentleman at the Town Hall and basically and if anyone wants to look at I brought it, here is the Statute that says we cannot ask questions basically because we cannot obstruct in anyway someone coming to the main entrances. We are not allowed. It is plain and simple. We can however, and this is what I noticed because I used the visitor gate the other day, is the visitor gate opens quicker

than the other gates. We can slow down that time. Tell me if I am wrong. We can slow down if a person is there how long a normal person would take to write it down whether it is three seconds or five seconds, however long it is. So that gate doesn't have to open the minute they approach. That is personally the direction I think we should take. There is a no way that the resident gate should take longer than the visitor gate to open. Plus we also have had, I don't know if you know this but Jennifer has had many complaints, one being the questions which we know we can't do and this is why but they are complaining now that they want money back for the extra transponder that they purchased because now the resident is slower than the visitor they want their money back. She has a lot of complaints. She has tons of emails she can forward to you. I know a majority of our residents like the questioning. We all liked the questioning but we are not allowed to do it. I personally think how we should move forward is slowing down so that the gate doesn't open immediately. They don't ask questions but they will at least hear them say Welcome to Isles of Bayshore.

Ms. Rodriquez: I don't read the Statute to mean that we can't ask questions.

Mr. Pawelczyk: I think the issue here is and I spoke with the Town attorney. As I have explained they are not our roads. They are not CDD roads. I think they are County owned roads or city owned.

Mr. Casals: The Town of Cutler Bay owns the roads.

Ms. Rodriquez: Has this been tested in court?

Mr. Pawelczyk: I heard about this this morning.

Ms. Harris: Why don't you?

Mr. Casals: Thank you Board members. Rafael Casals your manager of the Town of Cutler Bay. I applaud what you guys are doing. It is nice to see some familiar faces. From our standpoint we want to work together obviously. When the CDD was being transferred from the Special Taxing District to the CDD we didn't think it was an issue, we said go for it. We loved that you took charge of that. We know there was some problems with Special Taxing District Gates. The person leaves the arms up. The person doesn't come back for ½ hour so now the fact that you have the technology there with the tag readers and the cameras, I know the police department loves it. They use that stuff unfortunately that they have to use it and I think with just meeting with Juliana and Michele

yesterday you can slow it down. Today when we came in, good thing I had eyes looking forward. The complaint was the asking questions. It is a public road. I call it the U – Street public horseshoe that is maintained by the Town of Cutler Bay. That was transferred to the town back in 2007. Then we have the single-family homes and forgive me, I don't know the exact communities, those are public roads. From our standpoint what we talked about yesterday was sure, slow it down. We don't have an issue tied to so they can read the tag. Take a picture. Our issue was like why are you asking questions – it's a public road.

Ms. Rodriquez: Well the position of obstruction is limiting access and asking a question is not limiting the access. It is asking a question.

Ms. Duque: The Statute goes a little bit further than that. It talks about convenience and normal use of any public.

Ms. Rodriquez: But it is up to the courts to decide was it convenient.

Ms. Duque: Yeah well are we going to court?

Ms. Rodriquez: No, I am not saying to go to court but I think to say as a blanket statement that this Statute supports saying that this is unallowable behavior is incorrect. It is a stretch. The Statute wasn't written to state as such. If the legislature wanted to state as such it would and it doesn't. It leaves it up to interpretation so I understand and I definitely think slowing down the process provides some value to the fact that residents have gone through the process of registering and I understand but by the same token so many of our roads in this community are already owned by the individual communities that it leaves the U Road and three other communities, that is it. The amount of people that are really accessing this community and that is when I spoke to you privately about having a meeting with that and initiating a process that we could discuss whether the Town would be willing to ceding control of those roads over to our community.

Ms. Duque: Since you brought that to our attention that was part 2 of the conversation.

Mr. Casals: Part of 2 the meeting was yes, they are public roads. We are here to help each other right. I am sure your attorney is going to sit there and draw an opinion, ours has their opinion. We don't want to be confrontational, we understand it is a public

road. I know in some situations we have had it where if the private community, the CDD would like to purchase those roads from the Town, I call it the horseshoe and those three communities, we are certainly open to that. Have we ever done that before, no? We are a young city. It is possible, sure it is not impossible.

Ms. Rodriquez: Not so much of a purchase but coming to some sort of obviously the CDD wouldn't incur an expenditure of buying the roads at a cost of millions of dollars that would just hinder our community but the roads are a maintenance burden for the town and we are a governmental agency so much like the County's deeded over responsibility of the guardhouses to this governmental entity and still maintains full control in the event that this entity fails at it, if the town would be willing to talk to us about ceding control over but still maintaining their ownership.

Ms. Harris: Then they still would be public roads.

Mr. Casals: To make it truly like Cutler Cay. Cutler Cay it is the opposite, we have been at their HOA meetings and they are saying please take over our roads. We will give them to you. We are like, we don't want them because our bad rain storms, the garbage cans flooded the street. There is situations like that people want to give us – no it is your road. You do have those three communities and that U Street hindsight it could have been when it was master planned, then you say everything is private, then we wouldn't be here.

Ms. Rodriquez: The intent was somewhere along those lines because we are maintaining our sewage system which is the problem that you are having with Cutler Cay that they want you to maintain their sewage system, stormwater system. We are maintaining our stormwater system.

Mr. Casals: The stormwater drains in those three communities that are single family homes, that is us.

Mr. Quintera: Rafael no. We learned that the hard way.

Ms. Rodriquez: We own that.

Mr. Casals: Ok.

Ms. Rodriquez: There is a definite intent that wasn't clearly delineated at some point where Lennar came, they maybe had a plat, and they changed the course.

Mr. Casals: At least from our standpoint like I was telling Michele yesterday, our history starts in 2005. That is when we were born. Before that the only thing we did control was that one section there.

Ms. Rodriquez: I think it is Tides.

Mr. Casals: They actually had to come before the Town.

Ms. Harris: Is there anyway the Town can just transfer without charging us an arm and a leg the roads over much like Miami-Dade County transferred. Cutler Bay did not pay for these roads. They were transferred over. Is there any way in the spirit of working together.

Mr. Pawelczyk: You could do it with a transfer and reverter under an inter-local agreement I would think because the transfer I would assume would be CDD would now be responsible for every bit of maintenance on the roadways. They would have to be maintained to the standards of a town road.

Mr. Casals: That is something that your attorney with our attorney to figure that out.

Ms. Harris: We still have to put through the deposit like we were talking about yesterday to do that to look at that to the Town.

Mr. Casals: I think from 10,000 feet above sea level I think from your legal counsel to our legal counsel maybe they could talk about that it becomes a policy decision. At the end of the day it is a town asset. I am giving it to somebody for something. It is an asset.

Ms. Rodriquez: To a governmental agency.

Mr. Casals: That is the only bit of that that might get my attention.

Ms. Harris: I think it would be mutually beneficial if we could just transfer because then we would maintain it and we don't have the burden of buying it. We just can't afford it.

Mr. Casals: The political question would be it is an asset. In the meantime, slow it down a little bit.

Ms. Harris: The other thing it was a wonderful conversation we had. It was very good but he wants to continue working with us as a CDD and one of the things he would like to do and I thought was a really terrific idea is do an open mic night here in the

clubhouse for all our residents not just to ask about Isles of Bayshore but to ask when is the new Publix going to be built?

Ms. Rodriquez: He has been here before. We hosted it a weekend, two maybe three years ago.

Ms. Harris: We could try it again. We can get the word out through the managers.

Mr. Casals: Reality is this, we do the third Wednesday of the month at 7:00. The same four people are there. There is 45,000 residents so we try to do like for example the last time I did the open mic it was kind of risky, right. As a manager you are like ok, open mic, no rules just ask me about – I can't solve world hunger. Most of the time it is just information and we want to just try to work close together and give a lot of creditability as well to the CDD. I am more than willing especially if there is a conflict with our schedule, again we meet the third Wednesday of the month. I would be more than happy to come in on any hot topics. We call it what it is. There is a lot of car break-ins, we bring the police department here. That is the last time we were here.

Ms. Harris: If we go about telling people this is not just for the Isles of Bayshore, this is for any questions you have regarding Cutler Bay.

Ms. Rodriquez: I would encourage, we need to put some space and this is just speaking for myself, some space between this gate situation because in the past what we have seen is that the residents have had a very difficult time in managing the gate information all at once. It has been hard to process and I don't want you to become attacked.

Ms. Duque: We talked about something that we can do at the beginning of January.

Ms. Harris: I myself as a resident of Cutler Bay have certain questions that I asked him today about our road on 216 and how it floods at the main entrance of Lakes by the Bay, not down here. I think if we do that in January and he is willing to come I think it is a great idea.

Ms. Duque: The other thing that we also talked yesterday and we really appreciate both of you and Elaine, another question that you had was in reference to some sidewalks with those HOA's. The Town is willing to work with the HOA's so maybe you would like to approach the Town and they provided us a couple of items or things that can be done in case those HOA's would like to take over the repairs of the sidewalks.

Mr. Casals: For us the reality is we have 45,000 residents and we go around and do neighborhoods. We have been in here already twice. We have to go into all those older areas that we haven't gone to yet. I have to move it around so one of the things we talked about was we would be more than happy to work with the HOA, treat it just like if they were a utility company, come in with the contractor, get the permit, do the safety, we would even be willing to, I don't even care just to get it done. I have the ability to wave that permit fee whatever that is but we have to make sure it is done to standards etc. etc. We have no problem doing that.

Ms. Harris: Does anybody have any other questions?

Mr. Pacetti: I know that we discussed this with our attorney but speed bumps.

Mr. Casals: Speed humps on a private community have at it. Go get a permit. You can put them as high as you want, as low as you want what have you.

Mr. Pawelczyk: Cutler Cay. More speeds bumps then the state.

Mr. Casals: On public roads we actually did a study for that and now on public roads, certain amount of traffic flows, certain amount of speed, you have to meet certain criteria. The owners around the speed hump have to agree to it as well. So there is a criteria that we have set up for that for those speed humps.

Mr. Quintera: We adopted the Miami-Dade County standards. We did a town wide study and the areas that are warranted for speed humps are in that study. We did a study in the U street regardless would it qualify.

Mr. Pacetti: What about stop signs at the intersections?

Mr. Casals: Stop signs at the intersections reduce the ones that you think are critical, we would be more than happy the County study it on their dime. They will come out with their little strips and count it and see if it warrants a stop sign. If you remember the lights coming out of this development, that was a four year project. We were working with the County for four years just to deal with that issue there and we finally got it done. I think that is a way of slowing it down. There are big intersections there. I see a couple of points in the U street we will be more than happy to, send us a formal request, email or whatever and we will forward it to the County on their dime. They will study that and they will put out a strip but we have to pick a nice busy season. You have to pick when school is in session. We talked about that yesterday. You can tell when there is no school

in Cutler Bay. So we have to do the study at a certain time. We have no problem pushing for that as well.

Ms. Harris: They go through the horseshoe as if it is the Indianapolis 500 at 45 to 50 mph. There is parents walking their children and their dogs. We had the crash not long ago.

Mr. Casals: I would redo that horseshoe, I would have made it one lane. It is a four lane. That is where we can work together.

Mr. Pawelczyk: Just so you know and he is talking about this and this is probably cost prohibitive but if you are thinking outside the box, we have a District in another city where the District has a license agreement with respect to their maintenance of their landscaping in the roadways so the District has actually gone in to the city of Coral Springs and taken four lane roads and reduced to two lanes in those areas where they could to slow down traffic. It is not cheap. They did it because they paid off their bonds and they said, well we are just going to do another bond and that is one of the projects was traffic calming on their, it is essentially an old shaped U and it was owned by the City of Coral Springs.

Mr. Casals: Two perfect examples of traffic calming and pinching the lanes, Old Cutler we wanted to get the town to ten foot lanes but they left it at 12 so you saw Old Cutler back in the day didn't have the center median. Bill knows Franjo and Cutler Ridge Drive, God bless if you turn at that intersection there with that big tree there. Gulfstream and Franjo another one. We know some pinch points there so we go and we actually secured $9,000,000 to do that complete street and that center median is the pinch points.

Mr. Pawelczyk: It is very expensive. This District even to put in a roundabout and you think a roundabout, that is cheap, no, it is like $400,000. By the time you are said and done granted they put pavers in I think it was about $500,000 for a roundabout.

Mr. Casals: I think with stop signs, I think when you forward an email to me put down those pinch points that we were talking about in terms of stop signs but also put pedestrian friendly crosswalks, high visibility crosswalks that gets their attention at that point. How do they cross over? During certain times of the day I sit in the middle of the street and nobody is there around this time or 6:00 a.m. get out of my way. Right? Maybe

we can make it a pedestrian friendly with stop signs there and we can help you do it that way. That might slow it down a little bit.

Mr. Pawelczyk: This might be a good model for Cutler Bay if we decide to let Cutler Bay still own the roads and be responsible for them and maybe they will let us instead of buying the roads let us make improvements to the roads, traffic calming improvement whether they are medians, reducing lane reduction. Is there a bike lane there?

Ms. Duque: No.

Mr. Pawelczyk: Reducing the lane, adding a bike lane and granted it is more expensive but we have done it by license agreement which just so you know is the City says you can build these improvements based on these approved plans. You still have to go through all the permitting and everything and then once the District completes the improvements, we give a bill of sale to the Town and then the Town owns it but the good thing for the town is they don't have to maintain the median, the curbing, the landscaping, or any extras. The only thing they have to do is maintain the pavement. That might be something that you could look into.

Mr. Casals: Again from my standpoint as Town Manager we will be more than happy to work with you on that. We don't want to be controversial or combative. It is Cutler Bay and whatever we can do to help we will help. Like I said we want to have a meeting with the gate, we will do that. Maybe long term some of those things instead of some other form of conversation for the three communities that are public roads for something else. I am an elected official and I have somebody on the other side of town why are we giving away an asset, kind of what we worked with the District and Lennar for that third gate that never occurred. Remember that third gate we were working hard on that to secure that Linear Park. If you look at 97th Avenue those palms trees are supposed to be the center medians. Lennar built the drainage, remember that used to be like 4 feet underwater. There is improvements community based so we definitely want to work with you.

Mr. Pacetti: What would the requirements be for a pedestrian walkway where the lights come on and you have to stop?

Mr. Casals: Yes, there are certain requirements for the beacon lights. There has to be a certain amount of traffic and the flow and then from our standpoint we love those but it is so hard to get replacement parts from the County.

Ms. Harris: They have them at the airport and they also have them in South Miami when I cross over. They are dead and when a person approaches they light up.

Mr. Casals: I love doing this kind of stuff so whatever you need.

Ms. Harris: We do appreciate it and look forward. Thank you so much for coming.

Mr. Casals: Thank you. Take care.

SECOND ORDER OF BUSINESS — Approval of the Minutes of the August 27, 2019 Meeting

Ms. Duque: Moving forward we have the approval of the minutes of the August 27, 2019 meeting. This is the motion to make any additions, corrections or deletions. For the record I was approached by Michele and on page 19 first paragraph, first sentence should be Board agrees to move forward with removing some unnecessary existing landscape. Unless there is any other comments a motion to approve those minutes will take place.

> On MOTION by Ms. Harris seconded by Ms. Rodriquez with all in favor the minutes of the August 27, 2019 meeting were approved.

THIRD ORDER OF BUSINESS — Ratification of Third Amendment to Amended and Restated Club Management Agreement with First Service Residential Florida, Inc.

Ms. Duque: The next item is the ratification of the third amendment to amended and restated club manager agreement with First Service Residential. Motion to ratify it so that it becomes part of today's record will take place.

On MOTION by Ms. Harris seconded by Mr. Pacetti with all in favor ratifying the Third Amendment to Amended and Restated Club Management Agreement with First Service Residential Florida, Inc. was approved.

FOURTH ORDER OF BUSINESS **Ratification of Agreement for Construction Services with Ortiz Construction Services, Inc.**

Ms. Duque: The next item is the ratification of agreement for construction services with Ortiz Construction. Motion to ratify will take place.

On MOTION by Ms. Harris seconded by Ms. Rodriquez with all in favor ratifying the Agreement for Construction Services with Ortiz Construction Services, Inc. was approved.

Ms. Duque: Elaine would you like to provide any update?

Ms. Rodriquez: We worked first on the agreement which has already been signed. We are almost done with assigning the permit to the contractor. They expect that will happen tomorrow. Once that happens then I will tell Jennifer when the demolition is going to begin. We expect that will be about the next week.

Ms. Duque: Just for your information remember that we were charged over $3,000 for permits and all of that. What was brought to your attention by Elaine is just to let us run those permits which we have. Just for your information and ratification for today's meeting we paid the permits and inspection is today. The amount was $472.69 so motion to ratify this invoice will take place as well.

On MOTION by Ms. Rodriquez seconded by Ms. Harris with all in favor ratifying the invoice for permits and inspection in the amount of $472.69 was approved.

Ms. Harris: One question Elaine, does he say about how long he thinks he will take just out of curiosity?

Ms. Rodriquez: Four to six weeks, it really all depends on what happens when they tear walls open. Fingers crossed my hope is that we will be done before Juliana leaves.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing further to report at this time other than what is already on the agenda.

Ms. Harris: I am going to go backwards a second. Do you think it is possible that they transfer?

Mr. Pawelczyk: He mentioned it. I don't know because it is really a decision that the commission has to make. It can be done. Local government can transfer to another local government entity lands or property.

Ms. Rodriquez: I think look into the presentation and what a projection of the cost that they are incurring at this point to manage those roads. Those roads really didn't cost them anything. They didn't incur an expense to acquire their ownership. Right now we are managing the drain system which he wasn't even clear on. The question of the matter is how are much are we going to end up spending. If we own those roads we have to insure those roads and the liability associated with those roads.

Mr. Pawelczyk: It is not really the liability or the insurance costs that ...

Ms. Harris: What do you think Michael, because you have done this before what the cost would be? Would it be better to leave it as it is? I am asking.

Mr. Pawelczyk: If you leave it as is you don't have the cost of resurfacing but if you don't, if you take it over you can resurface it every five years if you want to maintain your community. Now this is the Turtle Run example. Turtle Run, those people are very active in the community meaning that they have taken every step to maintain their community in a way that the City of Coral Springs is not going to maintain it. We have basically landscape easements or rights to maintain landscaping up and down Turtle Run Boulevard like your U. The medians the CDD maintains them. Irrigation, we irrigate. We do everything. In fact we took over through an adopt-a-park agreement, we maintain the park that is just outside the boundary of the District. We do all the landscape maintenance. We do everything in the park except for the bathrooms and the baseball field. We maintain everything in the park. This Board has decided to do it. Now they are different from you because half their assessments come from commercial because it is a mixed use District. About half their assessments are coming from Walmart and all these shops that are in the area whereas the rest are residents. They can better afford it plus

when they paid their bonds off, they for a couple of years, they kept their assessments up there, not the full amount but they had extra money basically. They generated funds for capital improvements. They are almost 30 years in I think at this point. They are just in a different situation. It is really a policy decision but you can rest assured that you are going to spend more money if you take over the roads because you are going to do things like I am talking about. Oh well we need to slow the traffic down. The Town of Cutler Bay is not going to do it. They will put in some stop signs because they are $300 each or whatever but they are not going to put in a median and direct it down to one lane and add a bike lane. They are going to say you do it.

Ms. Rodriquez: I think the decision comes down to deciding if this is something that we explore and not to step on your toes but I started doing it and I dropped it because I didn't know if you were going to address it and the two of us can't be involved. It comes down to cost analysis. What is the expectation of cost and what is the individual burden going to be on those homeowners. The community you gave an example of not only has commercial, they paid off their bonds, however I find that this CDD is a very cost prohibitive burden on every individual homeowner. I have several properties here and often I think about selling them because what I am paying in taxes here doesn't make sense. Houses I have in much better neighborhoods I pay significantly less.

Ms. Harris: I get all that.

Ms. Rodriquez: But if you're going to be paying at this huge burdensome rate then there is some value to saying you own this road and it is now a private community. So it depends on the number and there has to be a threshold of paying, I think every individual is going to be, will bear here if the roads are private but it becomes so burdensome that they really can't afford to live here anymore.

Ms. Harris: Then what good is it.

Ms. Rodriquez: Then it doesn't make any sense because people aren't moving to Isles of Bayshore next to Mount Trashmore because they are affluent. People are moving here because of relatively inexpensive housing. I think it is worth analyzing the cost and definitely an example of what their impact just on the maintenance. We are not talking about going in and upgrading landscaping significantly or reinventing the wheel really or putting in a $400,000 roundabout because we wouldn't be able to afford that. That

wouldn't be realistic. Ownership of those roads definitely would increase the value of our homes.

Mr. Pawelczyk: Now just to clarify something you have said. You are not making those roads private by any means. They are not quote unquote private. That means you cannot restrict people from coming on those roads if the town deeds them to the CDD. They are still public but there may be some different readings in the Statute where I am of the opinion, and I have advised my clients that. This District, before us to what they can ask subject to a Town ordinance or anyway their attorney interprets that Statute very liberally because he is a municipal lawyer and he has the best interest of the municipality at heart but we look at it as similar to what Elaine said. Look as long as you are not inhibiting them from coming in, you can ask them 100 questions but you can ask, hello where are you going and if they flip you the bird you open the gate.

Ms. Rodriquez: The sentiment of the Statute is that we can't stop you from driving on....

Mr. Pawelczyk: We don't know what the sentiment of the Statute is because that is your interpretation. It is probably not something, I don't think has ever been interpreted from a special district standpoint. No case has been brought up because everybody tries to work it out. The fact of the matter is if you take it to court a judge is going to say no, that is that local government. That road is open to the public. Sometimes you are going to be like, be careful what you wish for, be careful what you are fighting because you could create badly.

Ms. Harris: I agree with what you are saying because the Statute is open to interpretation. I read it and said this isn't what it says. But we would have to take it to court. It is too expensive.

Ms. Rodriquez: So the question is if control of the roads are deeded to the CDD is it your opinion, then at that point we would still not be able to control access in.

Mr. Pawelczyk: You could not restrict access to the community correct. If Mike Pawelczyk pulls up to any CDD gate and I pull up I say let me in, well Mr. Pawelczyk or sir what is your name, who are you going to see? I don't have to tell you. They have to open the gate.

Ms. Harris: So then it is a moot point.

Ms. Duque: We will be in the same position as we are now.

Mr. Pawelczyk: What this is, is the town is saying you can't ask the question. I explained to their lawyer and that got passed down to them was that even when Envera was asking the question, it was faster access for a non-resident like myself then it was when the guard was there taking down my license plate. I said it is faster. I said because he goes around and writes the license plate number down. I think maybe what we talked about and maybe it wasn't this District, most of the time it was wrong because he was just writing anything down. I think it still would be a public road.

Ms. Harris: I think it is just best to slow it down for now.

Mr. Pawelczyk: I think that is good idea and I think as your finances become, figure out what you are going to do as you get closer to bonds coming due or I don't know where we are on this but let's say you are doing a refunding of the bonds, this is just an example because I have seen other Districts do it. You have $600,000 in savings by refunding the bonds, now you can either reduce the assessments to all the homeowners or you can take that $600,000 and do a project. Maybe at that point you say ok, we have a speed limiting project that we want to do on your road Town of Cutler Bay. You do it in this way under your parameters. We will do the design. We will pay for everything and then we will give you the improvement when it is over. Maybe that is something you would do at that time.

Ms. Harris: For right now we are just slowing it down.

Ms. Duque: I will make that direction with the gates.

B. Engineer

Ms. Duque: Under engineer report, nothing to report.

C. Club Manager – Monthly report

Ms. Lora: We have a request from a soccer team and a yoga instructor that has been meeting with community members. She meets by the lake to use our facilities. I explained to her that we often have meetings and events but she wanted to know if she can have approval of the Board to be able to do a weekly yoga class here for free for the residents.

Ms. Harris: I read both of the requests and my biggest problem, I would love to offer it but it is one of those things that we have to wait till after the renovation because they want to take meeting space on a Tuesday night in this room at 7:00 p.m. when there is HOA meetings going on. It is one of those things I think we would be more than willing to entertain after we have the extra room to entertain it in.

Ms. Rodriquez: I agree.

Ms. Lora: The soccer team just so you know, there is only two children on it that belong to the community, the rest are Cutler Bay residents.

Ms. Rodriquez: And what do they want?

Ms. Lora: I use the space.

Ms. Harris: They asked for meeting in a room where they can run a projector.

Ms. Rodriquez: They are more than welcome to rent the room when it is available.

Ms. Duque: For members.

Mr. Pawelczyk: The member, one of the kid's parents can rent the facility right? They can invite guests from anywhere they want.

Ms. Duque: Exactly.

Ms. Lora: I will provide them with the information.

Ms. Harris: None of this can be addressed until we have the space for it which we don't have right now especially with construction starting.

Ms. Lora: We have a second estimate in your packet for the AC replacement for the events room. I don't know if you have had a chance to review it.

Ms. Harris: Were those two different ones?

Ms. Lora: One is a Trane and the other one that was recommended was a Goodman.

Ms. Harris: They are all going to include the portion where they are going to patch it back up and everything else?

Ms. Lora: It is an outside unit.

Ms. Harris: I say we go with the Trane instead of the Goodman which I never heard of. One is more expensive I get you but a Trane you know. I don't want to get something that is going to break down.

Ms. Lora: The Trane is 3.5 tons and the Goodman is 4.0. Both of them are 16 SEER.

Ms. Rodriquez: What about permits?

Ms. Lora: I can look into that, I wasn't aware that we needed a permit to change the AC.

Ms. Harris: Technically, yes you do.

Ms. Rodriquez: I would love to see another vendor quote the Trane and I don't want to see somebody quoting a unit that is not the exact tonnage of what we currently have.

Ms. Harris: Let's go ahead and see if we can get another Trane quote.

Ms. Lora: Do you have any AC vendors that you work with Juliana?

Ms. Duque: I can send you some yes.

Mr. Pawelczyk: I don't know anything about it but you can check into it. He is a Board member at Stonegate Malibu Bay. I will ask him to send information. I don't know anything about his company but he is a good guy.

Ms. Lora: Ok. Thank you. That is all for me. The others items we will discuss in the workshop section.

D. Gate Updates

Ms. Duque: I think Jennifer mentioned a couple of the issues that she had since the protocol was changed. Most of those items were already addressed by the Town Manager. The only thing that I need at this moment is a direction from the Board and if I am not wrong is to make sure Envera slows down the entrance of the visitor lane. Is that correct?

Ms. Harris: Do we want to say how many seconds we want it?

Mr. Pawelczyk: This is just my opinion but when I get in there before she can say the word welcome, the gate opens. So maybe it would be nice for that message to give people enough information as to them entering the community that allow them to find their way appropriately. How is that?

Ms. Duque: That time is perfectly fine. Sounds good.

Mr. Pawelczyk: That is what I think.

Ms. Rodriquez: I think definitely hearing the message where it takes enough time to absorb it.

Mr. Pawelczyk: It is important for our cameras to record the information.

Ms. Rodriquez: You want to capture the best image possible in the interest of safety.

Mr. Pawelczyk: You can announce the time but I think my concern is that it is not too much time that the Town is going to say you are obstructing.

Ms. Rodriquez: The other thing obviously because I am always on pinching pennies and pestering on this, the contract amount was much lower.

Ms. Duque Don't worry, I already mentioned to the Board at the last meeting, I took care of that. We needed to have this meeting to make sure what was going to be the direction so now I will go back to Envera and request the credit and the change of the contract. I mentioned that at the last meeting.

Ms. Harris: And the extra time, ok.

E. Field Manager – Monthly Report

Ms. Duque: Moving forward we have the Field Manager report.

Ms. Navarette: Good evening. First of all it is pleasure to be here with you today. You guys can find my information in the field report, Juliana's information also. If you need any assistance we work together so please don't hesitate to contact me.

Ms. Harris: I noticed yesterday when I was coming back from our meeting, I was coming into the community, the new annuals they planted on this side, there was tons of weeds growing up everywhere. I didn't look today when I came by. Has that been taken care of?

Ms. Duque: We talked to Tony and he removed them. I don't know if you noticed but there were some missing annuals.

Ms. Harris: Yes I did. Can you remind Tony not to let it get that weedy especially the ones where you first come in.

Ms. Duque: We will address that with him.

Ms. Navarette: Landscape was maintained and pest control applied. We had the new annuals installed throughout the community. Sconces were installed also on the guardhouses.

Ms. Rodriquez: They look very pretty.

Ms. Navarette: We have two repairs that were done at the poles at the entrance that were fixed. Somebody hit the poles there. Then we had a light down and a power outage that was reported.

Ms. Duque: Once again this is for record, when we see anything like a light pole that is down we report that to FPL. I make sure I bring those to your attention. Anyone can call FPL and report those. We are trying to do our extra mile.

Mr. Pacetti: Do you have a number for them? That is special lighting District right?

Ms. Duque: 311 is what you call generally to report them. There is also an app you can download. You can download the 311 app on your phone and that is a way of reporting it. Through the app you need to have the number. Those light poles have a yellow sticker with a yellow number. If they don't have the number it is very difficult because you need to provide an address. Sometimes it is better if you call but that is the way I do it.

Mr. Pacetti: Thank you.

Ms. Navarette: We have a lake report attached from the District vendor. We have also some proposals concerning Lake Management because we have some difficulties with this vendor. Juliana is going to talk a little bit more about it. We have two other proposals.

Ms. Rodriquez: Are we discussing those in the workshop?

Ms. Duque: Yes.

F. CDD Manager

1) **Ratification of Hurricane Preparedness Clean-Up Proposal from Tony's Nursery and Garden**
2) **Gate Meeting with the Town of Cutler Bay Representative Updates**

Ms. Duque: Just for your information and as you recall I worked together with FEMA and mapped their protocol and their requirements when we have a hurricane storm. There are certain items that they require you to have. That was the experience I

went through with Irma. One of them is the hurricane price list for the pre-clean up. We need to make sure that this in in place and it needs to be signed by the District. It is not only the contract that they will take into consideration when they are giving up reimbursement for that specific vendor, there is also this clean-up agreement that they need to see. The prices you are seeing are very fair. They are pretty much the price that is used through the entire Florida state. That is what FEMA sees that actually the vendor is not taking advantage of us. They are using certain prices. This was actually before Dorian.

Ms. Harris: Is this for the whole year?

Ms. Duque: The entire year.

Ms. Harris: So in June we will do another one?

Ms. Duque: Yes. It is better to have it up-to-date because in terms of prices they can change but we are following FEMA's recommendation and we will make sure we have this in place. We do have it already for our clubhouse and our field. So a motion to ratify the Hurricane Preparedness Clean-Up Proposal from Tony will take place.

On MOTION by Ms. Rodriquez seconded by Mr. Pacetti with all in favor accepting the Hurricane Preparedness Clean-up Proposal from Tony's Nursery & Garden was approved.

Ms. Duque: The next item is the gate meeting with the Town of Cutler Bay representatives. The updates were given at the beginning of the meeting. Now we are going to workshop section.

Segment II – Workshop Section:

(At this time the Board went into a workshop meeting to discuss the following items. No actions were taken)

A. Update on Clubhouse Interior Renovations
B. Discussion of Pressure-Cleaning and Painting the Entrance Gatehouses and Consideration of Proposals
C. Discussion on Outdoor Gym Equipment Repairs
D. Discussion on Any other Projects and Workshop Items

Segment III:
SIXTH ORDER OF BUSINESS **Authorization or Approvals Requiring Board Action for Items Discussed During Workshop**

Ms. Duque: We are back at our meeting. The next item is Segment 3 which is authorization or approval requiring Board actions for items discussed during the workshop section. The first item was the Tutoring Program. I will reach out to the Tutor and make sure she follows up with the recommendations from the Board. The next item was the ratification, the new list for the items that will be disposed. They need to be in our November meeting so that we can ratify that list. The next item I will need a motion from the Board to approve pressure cleaning and painting of the two guardhouses in the amount of $3,375.

Mr. Pawelczyk: With the understanding that proposal will be included as part of the agreement we previously approved.

ON MOTION by Ms. Harris seconded by Ms. Rodriquez with all in favor accepting the proposal from People's Choice to pressure clean and paint two guard houses in the amount of $3,375 was approved.

Ms. Duque: The other item discussed was the outdoor gym equipment maintenance and repairs. The Board would like to see more estimates. We will bring those back to our next meeting. The next item was the District Manager presented some lake proposals to the Board and there was a couple of discussions in reference to the lake and lake maintenance. We will keep this item for future discussions if necessary. The next item is the new gym equipment proposals. As per the Board of the Supervisors this item will be discussed after the renovation. The next one was the discussion about the clubhouse access cards. The Board has indicated for the clubhouse director to make sure members know that October 15 will be the last day to get their cards. If members don't have their cards, access will be denied. The next item was a discussion about landscape company truck that hit by the Envera arm. As per the Board of Supervisors

direction, Jennifer please contact Envera and make sure they address this item directly with the resident or the landscape vendor.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Ms. Duque: The financial reports. Tab A is the approval of check run summary and Tab B is the balance sheet and income statement. Unless anyone has any questions about it a motion to approve those will take place.

On MOTION by Mr. Pacetti seconded by Ms. Rodriquez with all in favor the check run summary, balance sheet and income statement were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Is there any Supervisors requests?

Mr. Pacetti: Is it possible to look into what they were talking about as far as the stop signs?

Ms. Duque: Yes. I will look into that Bill. Yes. Other Supervisor requests? Not hearing any we have audience present today. Is there any audience comments?

A resident: This is very entertaining.

Mr. Pawelczyk: You are the first to ever say that.

A resident: I own a pest control. We have about 80 customers in the community. We all have been dealing with a lot of rats in here. I sealed several buildings with rat issues. She started saying why don't we do these communities. I said we should look into it. I have six trucks and a small company. I moved here to Florida four years ago. I have been in the industry for 20 years. I have so many communities here that I have so many customers so I thought maybe I should come here. If I am dealing with rats in these people's homes, why not start doing the common areas? We are going to these communities more. We thought we should start looking at the common areas for pest control of rats.

Ms. Duque: For the record, what is your name again?

A resident: My name is Butch. My company is Proterra Pest Control.

Ms. Duque: The question is when you talk about pest control, is it only rats or do you have?

Butch: Yes I do pest control. I don't do fertilizing so it is mostly rats, bugs and I do common area treatments. Sometimes with certain communities though they need the 200 gallon trucks. I am more natural organics. I use more granular and things that are better, health-wise it is better. I noticed when I moved here four years ago from California is that they are really happy with 200 gallons spraying everything. I don't like a lot of chemical stuff. I am big on health so I do use more organically, more natural.

Ms. Duque: Maybe I can exchange business cards with you and see if there is anything we can bring back to the meeting to the Board.

Ms. Navarette: I mentioned that they can send us an email presentation.

Ms. Duque: Ok we will do that. Thank you so much for your comments.

NINTH ORDER OF BUSINESSS Adjournment

On MOTION by Ms. Rodriquez seconded by Ms. Harris with all in favor the meeting was adjourned.

_____ _____

Assistant Secretary/Secretary Chairman/Vice Chairman

SMALL PROJECT AGREEMENT
(Pressure Cleaning and Painting Projects 2019)

THIS SMALL PROJECT AGREEMENT is made and entered into this 24 day of September, 2019 (the "Agreement"), by and between:

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Cutler Bay, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

PEOPLE'S CHOICE PRESSURE CLEANING, INC., a Florida corporation, having as its principal business address, 4341 SW 73rd Terrace, Davie, Florida 33314 (the "Contractor").

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 desires to hire a service provider to provide pressure cleaning and associated services to certain District sidewalks, swales, and islands throughout the community from guardhouse to guardhouse; all subdivision signs; all sidewalks, islands, and swales at both entrances into the community from SW 216 Street to each guardhouse; all perimeter sidewalks around the clubhouse parcel, including the front entranceway sidewalks and parking are sidewalks and curbs; the pavers on 93rd Path, the new exercise park at SW 223rd Terrace; the exercise equipment, sidewalks, and boulders at the new exercise park; the clubhouse pool deck and front courtyard and such other specified services; and the two (2) entrance gate houses (includes painting services), all being more particularly detailed in the Proposal, as later defined herein (the "Project Areas"); and

WHEREAS, the Contractor has submitted three proposals dated August 23, 2019, August 23, 2019, and September 9, 2019, to complete the pressure cleaning, painting, and associated services over the Project Areas within the District (the "Work"), copies of said proposals being attached hereto and made a part hereof as Exhibit A (collectively, the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein, in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2008 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Work described in this Agreement, District agrees to compensate the Contractor in the lump sum amount of **EIGHTEEN THOUSAND TWO HUNDRED FIVE AND 00/100 ($18,205.00) DOLLARS** (30% Deposit in the amount of $5,407.50 per Proposal, with balance to be paid upon completion of all Work). It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, the Town of Cutler Bay, or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made upon completion of the Work and after the Work has passed final inspection by the District and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Exhibit A.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work over the Project Areas shall begin no earlier than November 1, 2019 and be completed by Contractor by December 1, 2019, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of $50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall

have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars ($10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than $1,000,000 per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of three (3) years from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. **[NOT APPLICABLE TO THIS AGREEMENT]**

SECTION 11. INSURANCE.

A. The Contractor shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars ($100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

$500,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

iii. Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of $500,000, with no restrictive endorsements.

B. ____ If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of the Town of Cutler Bay (the "City"), in which case the Contractor is required to comply with certain contractual provisions regarding insurance and indemnification as required by separate Agreement between the District and the City (the "ROW Agreement"). Copies of said ROW Agreement are available to Contractor upon Contractor's request to the District Manager of the District.

C. District and City (if Section 11.B is checked) shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

E. Insurance companies selected must be acceptable to District and City (if Section 11.B is checked). All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District and the City (if Section 11.B is checked) by certified mail.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District and City (if Section 11.B is checked) with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or City for payment or assessments in any form on any policy of insurance.

I. The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the City is named as an additional insured shall not be applicable to City.

J. Contractor shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 11 prior to performing Work hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there under is in effect. Contractor shall not continue to complete the improvements required by this Agreement unless all required insurance remains in full force and effect.

K. Violation of the terms of this Section 11 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Contractor in this Agreement shall thereupon cease and terminate.

SECTION 12. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

SECTION 14. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Lakes By The Bay South Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **People's Choice Pressure Cleaning, Inc.**
4341 SW 73rd Terrace
Davie, Florida 33314
Attention: Steve Landis, President

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that 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 completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3),

Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: jduque@gmssf.com

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 21. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

SECTION 22. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the Project Areas described in Exhibit A.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

Print name: _____
Secretary/Assistant Secretary

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

Print name: Michele R Harris
Chairman/Vice-Chairman

24 day of Sept, 2019

WITNESSES:

Andrea Sbarretto
[PRINT NAME OF WITNESS]

Julia Padilla
[PRINT NAME OF WITNESS]

CONTRACTOR:

PEOPLE'S CHOICE PRESSURE CLEANING, INC., a Florida corporation

By: _____
Title: President

3rd day of October, 2019

EXHIBIT A

Proposal

PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone 954-445-8033
954-382-9267
Fax
E-mail h2opressure@bellsouth.net

www.allpeopleschoice.com

Date
8/23/2019

Name / Address	
LAKES BY THE BAY CDD C/O JULIANA DUQUE 5385 N NOB HILL ROAD SUNRISE, FL 33351	
Customer Phone	JULIANA NOW HANDLES P

Project
LAKES BY THE BAY CDD 21864 SW 93 PATH CUTLER BAY, FL 33190

Description	Qty	Cost	Total
PRESSURE WASH ALL SIDEWALKS, SWALES AND ISLANDS OF COMMON AREA AROUND COMMUNITY FROM GUARDHOUSE TO GUARDHOUSE. NOTE: THIS ALSO INCLUDES ALL SUBDIVISION FRONTAGE SIGNS		10,250.00	10,250.00
PRESSURE WASH SIDEWALKS, ISLANDS AND SWALES AT BOTH ENTRANCE WAYS FROM 216TH ST TO THE GUARD HOUSE.		1,500.00	1,500.00
PRESSURE WASH PERIMETER SIDEWALKS AROUND CLUBHOUSE AREA TO INCLUDE FRONT ENTRANCEWAY SIDEWALKS AND PARKING AREA SIDEWALKS AND CURBS		1,400.00	1,400.00
PRESSURE WASH THE PAVERS ON THE 93RD PATH		375.00	375.00
	Total		

Signature
Steve Landis, President

Customer Signature _____

PEOPLE'S CHOICE PRESSURE CLEANING, INC.

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone 954-445-8033
954-382-9267
Fax
E-mail h2opressure@bellsouth.net

www.allpeopleschoice.com

Estimate

Date
8/23/2019

Name / Address	
LAKES BY THE BAY CDD C/O JULIANA DUQUE 5385 N NOB HILL ROAD SUNRISE, FL 33351	
Customer Phone	JULIANA NOW HANDLES P

Project
LAKES BY THE BAY CDD 21864 SW 93 PATH CUTLER BAY, FL 33190

Description	Qty	Cost	Total
NEW EXERCISE PARK AT SW 223RD TERRACE: CHLORINATE THE EXERCISE EQUIPMENT TO KILL BACTERIA PRESSURE WASH THE EXERCISE EQUIPMENT, SIDEWALKS AND BOULDERS WATER PROVIDED BY PEOPLE'S CHOICE PRESSURE CLEANING DEPOSIT INFORMATION: A 30% DEPOSIT IN THE AMOUNT OF $4147.50 IS REQUIRED TO START THE WORK. THE BALANCE OF $9677.50 IS DUE UPON COMPLETION		300.00	300.00
	Total		$13,825.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted.

Signature

Steve Landis, President

Customer Signature _____

PEOPLE'S CHOICE PRESSURE CLEANING, INC.
4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone 954-445-8033
Fax 954-382-9267
www.allpeopleschoice.com E-mail h2opressure@bellsouth.net

Estimate

Date
9/9/2019

Name / Address	
FIRST SERVICE RESIDENTIAL ATT: JENNIFER LORA 21864 SW 93RD PATH CUTLER BAY, FL 33190	
Customer Phone	305 742-5812

Project
ISLES @ BAYSHORE 21864 SW 93RD PATH CUTLER BAY, FL 33190

Description	Qty	Cost	Total
PRESSURE WASH AND SEAL PAVERS AT THE CLUB HOUSE POOL DECK TO INCLUDE THE FRONT COURTYARD PRESSURE WASH AREAS THOROUGHLY TO REMOVE GUM, MILDEW, OIL, GREASE AND DIRT SHERWIN WILLIAMS PRODUCT APPLY FINISH COAT OF ULTRA PAVER XYLENE BASE SEMI GLOSS FINISH WITH NON-SKID ADDITIVE. NOTE: THIS PRICE INCLUDES ALL LABOR AND MATERIALS	1	4,200.00	4,200.00

Signing this Estimate indicates all terms and conditions have been accepted. Please sign and email or fax back to us.
PAYMENT IS DUE WITHIN 15 DAYS OF COMPLETION OF WORK

Total $4,200.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted.

Signature _____
Steve Landis, President

Customer Signature _____

PEOPLE'S CHOICE PRESSURE
CLEANING & PAINTING
4341 SW 73 TERRACE
DAVIE, FL 33314

Estimate

Phone #	Fax #	Date
954-445-8033	954-382-9267	8/23/2019

License #11-P-16356-X

Name / Address
GOVERNMENTAL MANAGEMENT SERVICES, LLC ATTN: JULIANA DUQUE 5385 N NOB HILL RD SUNRISE, FL 33351

Phone	786 344-9352

Project
ISLES AT BAY SHORE 21864 SW 93 PATH CUTLER BAY, FL 33190

Description	Qty	Rate	Total
(2) ENTRANCE GATE HOUSES PAINT EXTERIOR STUCCO WALLS AND CEILINGS TO INCLUDE ALL WOOD TRIM. PREPARATION-CLEAN SURFACES THOROUGHLY PRIOR TO COATING APPLICATION. PRESSURE WASHING INVOLVES THE REMOVAL OF MILDEW, OIL, GREASE, DIRT, CHALK, RUST AND LOOSE PAINT. SURFACE PREPARATION- REMOVE SURFACE IRREGULARITIES BY SCRAPING AND SANDING TO PRODUCE A UNIFORM SUBSTRATE FOR COATING APPLICATION. REPAIR ALL HAIRLINE CRACKS WITH ELASTOMERIC VERTICAL WALL PATCH. CRACKS LESS THAN 1/16"SHALL BE FILLED WITH BRUSH GRADE SEALANT AND HAVE THE EDGES FEATHERED TO INSURE A UNIFORM SURFACE WITH SURROUNDING SURFACES. ALL MASONARY CRACKS GREATER THAN 1/16" SHALL BE TOOLED OUT TO FORM A V SHAPE. COMPLETELY FILL ALL CRACKS WITH BRUSH GRADE SEALANT OVER THE PATCH TO COVER TO A DEPTH OF 1/16" THEN FEATHERED TO BLEND IN WITH THE SURROUNDING STUCCO SURFACE AND TEXTURE AS CLOSELY AS POSSIBLE. CAULK ALL PERIMETER JOINTS AROUND WINDOWS AND DOORS (BEAUTY CAULK)WITH CAULK AND OTHER AREAS WHERE WATER INTRUSION MAY RESULT. STUCCO REPAIRS WERE NEEDED.		3,375.00	3,375.00

Total

Steve Landis or
Al Terwilliger _____ Customer Signature _____

PEOPLE'S CHOICE PRESSURE
CLEANING & PAINTING
4341 SW 73 TERRACE
DAVIE, FL 33314

Estimate

Phone #	Fax #	Date
954-445-8033	954-382-9267	8/23/2019

License #11-P-16356-X

Name / Address
GOVERNMENTAL MANAGEMENT SERVICES, LLC ATTN: JULIANA DUQUE 5385 N NOB HILL RD SUNRISE, FL 33351

Phone	786 344-9352

Project
ISLES AT BAY SHORE 21864 SW 93 PATH CUTLER BAY, FL 33190

Description	Qty	Rate	Total
COATINGS: SHERWIN WILLIAMS PRODUCTS APPLY 1 COAT OF LOXON PIGMENTED PRIMER ON STUCCO WALLS APPLY FINISH COAT OF SUPER PAINT ACRYLIC LATEX SATIN ON STUCCO WALLS PRIME ANY METAL WITH PRO CRYL UNIVERSAL PRIMER APPLY FINISH COAT OF PRO INDUSTRIAL WATER BASED ALKYD URETHANE SEMI GLOSS ENAMEL CUSTOMER TO CHOOSE COLORS NOTE: THIS PRICE INCLUDES ALL LABOR AND MATERIALS			

Signing this Estimate indicates all terms and conditions have been accepted. Please sign and email or fax back to 954-382-9267. A 50% deposit is required.

Total $3,375.00

Steve Landis or
Al Terwilliger _____ Customer Signature _____

Lakes by the Bay South
Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

October 14, 2019

U.S. Certified Mail, Return Receipt Requested

Empire Fire Safety LLC
2200 SW 67th Ave.
Miami, Florida 33155
Attention: President

Re: Lakes by the Bay South Community Development District ("District")
Fire Safety Services Agreement

Dear President:

On behalf of the District and pursuant to the agreement between Empire Fire Safety LLC and the District dated March 25, 2015 (the "Agreement"), you are hereby notified of the decision of the District Board of Supervisors to terminate the Agreement. The District has elected to terminate the Agreement and is providing at least thirty (30) days written notice of its intent to terminate the Agreement. Services shall be provided in accordance with the Agreement through the above date of termination. All final invoices should be forwarded to this office for payment.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Juliana Duque
District Manager

cc: Michael J. Pawelczyk District Counsel (via e-mail only)

HEXAGONAL
FIRE DETECTION LLC

THIS MONITORING AGREEMENT dated this 14TH day of October, 2019

BETWEEN:

HEXAGONAL FIRE DETECTION LLC. LOCATED IN MIAMI FLORIDA AND

LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT LOCATED AT: 21864 SW 93 PATH, CUTLER BAY FL 33190

Email: jduque@gmssf.com **Contact: Lakes by the Bay South CDD**

Monitoring Fire Alarm Agreement

Engagement
This agreement is to provide *Monitoring Service* for the above-mentioned customer. Hexagonal Fire Detection, LLC will provide *Fire Alarm Monitoring*, as well as yearly inspections as per NFPA 72. H.F.D. will monitor an existing Fire Alarm System; specifications of Fire Alarm are provided below. Customer understands and agrees that the existing Fire Alarm System is not to NFPA 72 requirements. When in the future the Fire Marshall requires the address above to be to NFPA 72 standards the costs will be to the responsibility of the customer. Customer agrees that the Fire Alarm System is not to NFPA 72 requirements; Hexagonal Fire Detection, LLC is not responsible for any damages that arise for any fire that can cause serious structural damages or any loss of life due to the Fire Alarm System not being to NFPA 72 standards.

I. Existing Fire Alarm System with the specifications below. These are existing devices that will be monitored by Hexagonal Fire Detection, LLC and are to NFPA 72 requirements.

(1) Fire Alarm Control Panel Model 9200
(5) Pull Stations
(1) Radio Transmitter
(2) Smoke Detectors
(1) Annunciator
(5) Horn Strobes
(6) Strobe Lights
Existing Sprinkler System: **Yes** or No
Elevator: Yes or **No**

Term of Agreement
All Monitoring charges are paid in advance. All monitoring agreements for service are for a period of Two Years (24) consecutive months. They commence when the necessary connection is affected, after that they shall be automatically renewable yearly unless terminated by either party upon (30) day's prior written notice. Company shall have the right to increase the annual charges after twelve months not to exceed 10% of the preceding year's monthly charges. Customer will pay to Hexagonal Fire Detection, LLC all costs for collection of past due monies including reasonable attorney fees, and any and all interest charges allowed by law. Venue for all litigation brought hereunder shall be in *Dade County, Florida.* only. Customer shall pay Hexagonal Fire Detection, LLC in the event that the agreement is cancelled by the customer, 75% of the remainder of the agreement.

Service Maintenance Agreement
Service Maintenance is to be supplied by Hexagonal Fire Detection, LLC on a per hour basis, at the then current established service rate, as established by Hexagonal Fire Detection, LLC and if after normal office hours at rate of 1 and a ½ hour times the current established service rate. Customer agrees to pay all service/parts invoices in a timely fashion in order to keep this agreement active, as required by the local Fire Marshall. Hexagonal Fire Detection, LLC is required by law to inform the Fire Marshall if this agreement is not kept active.

Runner Agreement
Hexagonal Fire Detection, LLC is required to supply a service technician/runner within certain hourly requirements as set by the local Fire Marshall, this service is mandated by the local Fire Marshall, and this service is required whenever the fire alarm system goes into trouble /supervisory mode, and/or an alarm signal is activated at the premises. The cost of this runner service is the then established hourly service rate with a minimum of two hours. After normal business hours, normal business hours are 9:00 am to 5:00 pm Monday – Friday, the rate will be 1 and a ½ hours, then established hourly service rate with a three-hour minimum.

	Monday – Friday 8:00 AM - 4:00 PM	$75.00 per man hour (2-hour minimum)
After Business Hours:	Monday – Friday 4:00PM-8:00AM	$110.00 per man hour (3-hour minimum)
	Weekends – Anytime	$110.00 per man hour (3-hour minimum)
	Recognized Holidays – Anytime	$185.00 per man hour (3-hour minimum)

Fire Watch
The Customer agrees to establish a Fire Watch on the premises at customers own expense, immediately upon request by Hexagonal Fire Detection, LLC or four hours after a trouble signal is received by the monitoring station or noted at the fire alarm panel, if the system is not functioning until repairs can be implemented or parts can be installed. A Fire Watch personnel is required to continually patrol the facility or site for evidence of smoke, fire, or any abnormal conditions.

Notice
All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and either served personally, by facsimile or by email. The addresses for any notice to be delivered to any of the parties to this Agreement are as follows: Hexagonal Fire Detection, LLC, email address: HexagonalAM@gmail.com.

Assignability of Agreement
This agreement is not assignable by you upon except upon the written consent of Company, which shall be in Company's sole and absolute discretion. This agreement or any portion thereof is assignable by Company in its sole and absolute discretion.

Modification of Agreement
Any addendum or additional services for monitoring are added during the term of this agreement will be additional charges to the customer. If addendum requires installation will be at the hourly rate determined at that time. Hexagonal Fire Detection, LLC will try to monitor existing system. If the Fire Alarm Panel is locked there will be an additional charge for a new panel. Customer must have (2) dedicated phone lines only for the Fire Alarm System as per NFPA 72, if there is no phone lines, Hexagonal Fire Detection, LLC will run (2) lines; or install a radio transmitter for the Fire Alarm System at the rate determined by Hexagonal Fire Detection, LLC. Your local phone company will provide the necessary dial tone and installation at the D-Mark. If high voltage installation to a 20amp breaker for Fire Alarm System is required additional fee's will be required.

Notices, Permits, Drawings
In the event Hexagonal Fire Detection, LLC is required to pull permits, establish drawing or future system design for Fire Marshall the customer will be responsible for all charges associated with this cost. If in the future an ETL Certificate is required customer is responsible for all cost associated with the preparation of an ETL certificate.

Contract Price and Payments

Monitoring Fee	$ 50.00
Radio Transmitter	$ 40.00
ETL Certificate	$ 300.00 (Billed yearly)
Tax Exempt	$ ~~-6.30~~
Total Monthly Charges	$ ~~96.30~~ 90.00 AM

Warranties
Hexagonal Fire Detection, LLC does not, in any way, warranty equipment not installed by Hexagonal Fire Detection, LLC. Any equipment replacement will be at a rate determined at that time. Acts of God and Vandalism are not covered in any equipment installed.

Note: All or any false alarms are strictly the customer's responsibility. Any fines issued due to false alarms will be paid by the customer. Annual Certifications required by NFPA 72 and will be billed upon certification. It's not included in the monthly service.

Termination of Agreement
Agreement cancelled before it expires will be the responsibility of the customer to pay 75% of the contract.
Any late payments or interest charges will not be included in the cancellation rate.

IN WITNESS WHEREOF the parties have duly executed this Monitoring Fire Alarm Agreement this 14th day of October 2019.

Hexagonal Fire Detection, LLC
11037 SW 6th St
Miami Fl. 33174
786-205-1385- Main
Central Station # 305-223-7170

By: Alex Martinez
Hexagonal Fire Detection, LLC

By: Richard Hans
Print Customer Name; Lakes by the Bay South CDD

By:
Signature Customer Name; Lakes by the Bay South CDD

Tax ID# 85-8013013306C-6

Office Use Only

Central Station Account # A-64-6693
Receiver# 64-786-497-3770
Activation Date: 11/1/19

FirstService
RESIDENTIAL

MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: Isles at Bayshore Clubhouse

MANAGER NAME: Jennifer Lora **MONTH OF: December 2019**

DISTRIBUTION:	TITLE	METHOD
Juliana Duque	District Manager	E
Michele Harris	Chairperson	E
William Pacetti III	Vice Chairperson	E
Dorothy Morales	Assistant Secretary	E
Elaine Rodriguez	Assistant Secretary	E
Ana Jo	Assistant Secretary	E
Melissa Vazquez	Regional Director	E

Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

I. ADMINISTRATION:

Fall festival took place on October 19th 2019. As per resident's that attended feedback, a haunted house was considered a good option for next year instead of the fall festival.

Arts and crafts session was held on October 12th, November 16th and December 7th. On average a total of 35-37 children are participating per session. Board: Please consider increasing arts and crafts budget to $450 to accommodate increase in attendance.

Fall festival was held on October 19th 2019. Residents have requested that a haunted house be hosted next year.

Tree lighting ceremony took take place on November 16th 6:30 -8:30 pm. Tony's Lawn provided hot chocolate and cookies for the event. In total 174 residents attended the event.

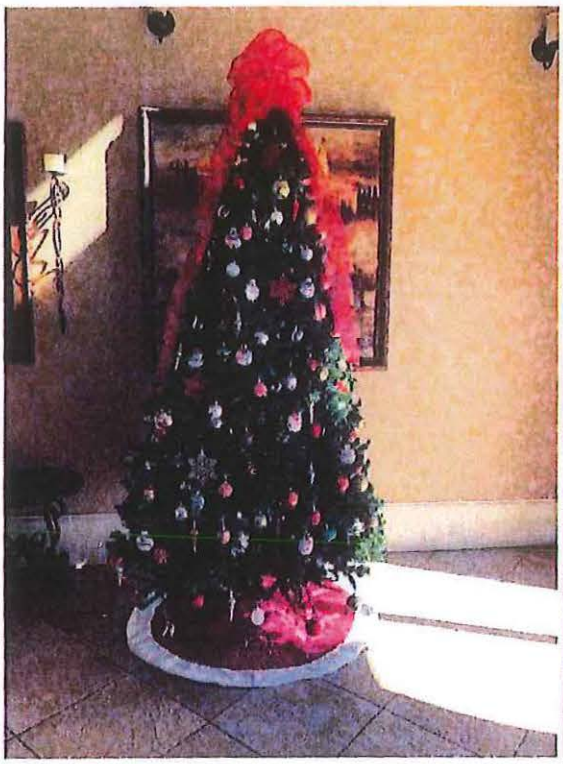
Holiday party date is set for December 14th between 5 and 8 PM. Paella y Ole will be providing catering services for the event. The master association will contribute $800.00 towards the celebration. FirstService Residential has committed an additional $500.00 towards yearly events contribution bringing total yearly contribution to $5,500.00. Isles at Bayshore Master have also committed the entirety of their social committee budget to our events bringing the total contribution from $800 to $3,000 for 2020. Trolley service has been arranged and Santa will be onsite for photographs with children. The timeline of events for this year's holiday celebration is as follow:

DJ 5pm - 8pm
Interactive Games 5-6 PM
Photo booth 5pm - 7pm
Santa Claus 5pm - 6:30pm
2 Person entertainment Team during the event
Frozen Show: Character appearances by Queen Elsa, Princess Ana and Olaf 6:30PM -7:30Pm Snow Machine (Foam Machine)
Bubble Show 7:15 Pm – 8PM

We have had several incidents in the clubhouse where residents refuse to observe the clubhouse rules and present a valid clubhouse access card to access the facilities. On multiple occasions these have turned aggressive and the police have been called on four occasions to remove the residents from the premises. Incident reports have been filed for documenting purposes. A total of 1,391 access cards have been issued as of December 3, 2019.

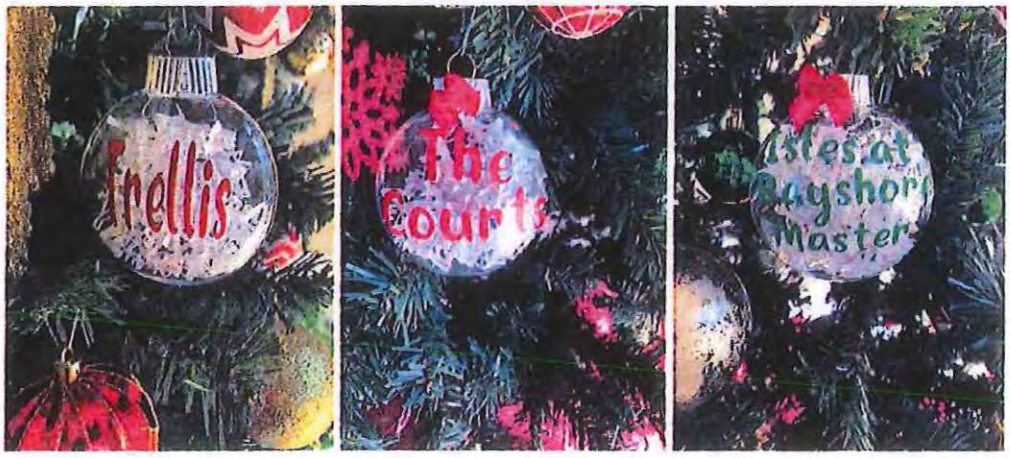
A calendar of events for 2020 is attached for board's review. Proposals for dance classes, after school S.T.E.M. Programs and events for the 1st Q of 2020 are attached for the board's review. A poll was posted on Next door by Chantel Alvear to establish the fitness class residents would be most interested in and she will be providing a tentative schedule for the board to revise. Recrea will be providing an estimate for the first quarter activities in January 2020.

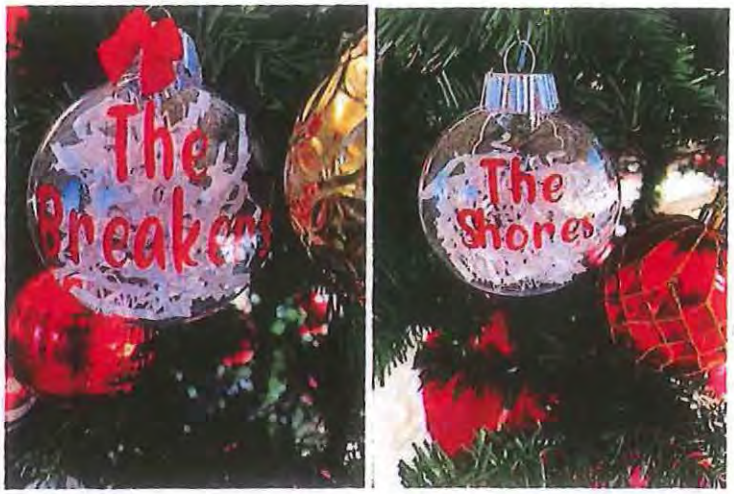
Tree purchased was placed during the last week of November. Personalized ornaments with the names of each of the communities were added to our tree.



The Tides
The Palms
Waterways

The Cove
The Reserve
The Enclave


Trellis
The Courts
Isles at Bayshore Master



IV. General maintenance items:

Phone lines were down. AT&T was contacted. Service has been restored and new phones were purchased.

Swing seat and swing chains were replaced. New chains have a plastic coating to prevent overheating due to sun exposure.

Flush mechanism was changed in one of the stalls in the women's pool restroom.

Site Maintenance visited clubhouse on to repair pool latch on the left side gates. Bicycle chains will also be replaced for shorter ones.

Tony's Lawn was contacted to remove the annuals at the entrance to the clubhouse. Planters to be placed in the entry courtyard and columns were purchased and plants will be installed by Tony's Lawn.

Emergency exit signs that were defective were replaced.

Clubhouse will be observing the following holiday hours:

Christmas Eve, Tuesday December 24th 2019: 6:30Am to 12 noon.
Christmas Day, Wednesday December 25th 2019: Closed

New Year's Eve, Tuesday December 31st 2019: 6:30Am to 12 noon.
New Year's Day, Wednesday January 1st 2020: closed

We will resume normal hours of operations on January 2nd 2020.

Vandalism of the Isles at Bayshore park sign was reported to GMS on 11.04.2019

◄ December

January 2020

February ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 New Years Day Clubhouse Closed	2	3	4
5 Yoga 6:30 – 7:30 PM	6 S.T.E.M 3:30 - 5:30	7	8 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	9	10	11 Arts and Crafts 10:30-11:30am
12 Yoga 6:30 – 7:30 PM	13 S.T.E.M 3:30 - 5:30	14	15 Yoga 7:30 – 8:30 PM **Trelis 6 PM**	16 Bingo Night 7pm-8:30pm	17 Ice Cream Social 6:30pm-7:30pm	18
19 Yoga 6:30 – 7:30 PM	20 S.T.E.M 3:30 - 5:30	21 The Cove 6PM	22 Yoga 7:30 – 8:30 PM	23 The Reserves 6PM	24	25
26 Yoga 6:30 – 7:30 PM	27 S.T.E.M 3:30 - 5:30 **Breakers 6 PM**	28 CDD Meeting 4pm Waterways 6:30pm-8:30pm	29 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	30	31	

◄ January

February 2020

March ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 Yoga 6:30 – 7:30 PM	3 S.T.E.M 3:30 - 5:30	4	5 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	6	7	8 Arts and Crafts 10:30-11:30am
9 Yoga 6:30 – 7:30 PM	10 S.T.E.M 3:30 - 5:30	11	12 Painting w/ a Twist 7pm-9pm Yoga 7:30 – 8:30 PM	13	14	15
16 Yoga 6:30 – 7:30 PM	17 S.T.E.M 3:30 - 5:30	18 The Cove 6PM	19 Yoga 7:30 – 8:30 PM Trelis 6 PM	20	21	22
23 Yoga 6:30 – 7:30 PM	24 S.T.E.M 3:30 - 5:30 Breakers 6 PM	25 CDD Meeting 4pm Waterways 6:30pm-8:30pm	26 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	27	28 Movie Night 7pm-9pm	29

◄ February

March 2020

April ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Yoga 6:30 – 7:30 PM	**2** S.T.E.M 3:30 - 5:30	**3**	**4** Yoga 7:30 – 8:30 PM Dance class 6-8Pm	**5**	**6**	**7**
8 Yoga 6:30 – 7:30 PM	**9** S.T.E.M 3:30 - 5:30	**10**	**11** Yoga 7:30 – 8:30 PM	**12**	**13**	**14** Arts and Crafts 10:30-11:30am
15 Yoga 6:30 – 7:30 PM	**16** S.T.E.M 3:30 - 5:30	**17** The Cove 6PM	**18** Trivia Night 7pm-8:30pm Yoga 7:30 – 8:30 PM **Trelis 6 PM**	**19**	**20** Ice cream Social 6:30 - 7:30	**21**
22 Yoga 6:30 – 7:30 PM	**23** S.T.E.M 3:30 - 5:30 **Breakers 6 PM**	**24** CDD Meeting 4pm Waterways 6:30pm-8:30pm	**25** Yoga 7:30 – 8:30 PM Dance class 6-8Pm	**26**	**27**	**28**
29 Yoga 6:30 – 7:30 PM	**30** S.T.E.M 3:30 - 5:30	**31**				

◄ March

April 2020

May ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	2	3	4 Arts and Crafts 10:30-11:30am
5 Yoga 6:30 – 7:30 PM	6 S.T.E.M 3:30 - 5:30	7	8 Yoga 7:30 – 8:30 PM	9	10	11 Easter Party 1pm-3pm
12 Easter Sunday Clubhouse Hours 10am-6pm	13 S.T.E.M 3:30 - 5:30	14	15 Yoga 7:30 – 8:30 PM Trelis 6 PM	16	17 Painting w/ a Twist 7pm-9pm	18
19 Yoga 6:30 – 7:30 PM	20 S.T.E.M 3:30 - 5:30	21 The Cove 6PM	22 Yoga 7:30 – 8:30 PM	23 Bingo night 7:00Pm – 8:30 Pm	24	25
26 Yoga 6:30 – 7:30 PM	27 S.T.E.M 3:30 - 5:30 Breakers 6 PM	28 CDD Meeting 4pm Waterways 6:30pm-8:30pm	29 Yoga 7:30 – 8:30 PM\ Dance class 6-8Pm	30		

◄ April

May 2020

June ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Arts and Crafts 10:30-11:30am
3 Yoga 6:30 – 7:30 PM	4 S.T.E.M 3:30 - 5:30	5	6 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	7	8	9
10 Yoga 6:30 – 7:30 PM	11 S.T.E.M 3:30 - 5:30	12	13 Yoga 7:30 – 8:30 PM	14	15	16
17 Yoga 6:30 – 7:30 PM	18 S.T.E.M 3:30 - 5:30 Breakers 6 PM	19 The Cove 6PM	20 Yoga 7:30 – 8:30 PM Trelis 6 PM	21	22 Ice cream Social 6:30 - 7:30	23
24 Yoga 6:30 – 7:30 PM	25 Memorial Day Clubhouse Hours 10am-6pm	26 CDD Meeting 4pm Waterways 6:30pm-8:30pm	27 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	28	29	30
31 Yoga 6:30 – 7:30 PM						

;

◄ May

June 2020

July ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 S.T.E.M 3:30 - 5:30	2	3 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	4	5	6
7 Yoga 6:30 – 7:30 PM	8 S.T.E.M 3:30 - 5:30	9	10 Yoga 7:30 – 8:30 PM	11	12	13 Arts and Crafts 10:30-11:30am
14 Yoga 6:30 – 7:30 PM	15 S.T.E.M 3:30 - 5:30	16 The Cove 6PM	17 Yoga 7:30 – 8:30 PM **Trelis 6 PM**	18	19	20
21 Yoga 6:30 – 7:30 PM	22 S.T.E.M 3:30 - 5:30 **Breakers 6 PM**	23 CDD Meeting 4pm Waterways 6:30pm-8:30pm	24 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	25	26	27
28 Yoga 6:30 – 7:30 PM	29 S.T.E.M 3:30 - 5:30	30				

◄ June

July 2020

August ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	2	3	4 Independence Day Clubhouse Hours 10am-6pm
5 Yoga 6:30 – 7:30 PM	6 S.T.E.M 3:30 - 5:30	7	8 Yoga 7:30 – 8:30 PM	9	10	11 Arts and Crafts 10:30-11:30am
12 Yoga 6:30 – 7:30 PM	13 S.T.E.M 3:30 - 5:30	14	15 Yoga 7:30 – 8:30 PM Trelis 6 PM	16	17 Ice cream Social 6:30 - 7:30	18
19 Yoga 6:30 – 7:30 PM	20 S.T.E.M 3:30 - 5:30	21 The Cove 6PM	22 Yoga 7:30 – 8:30 PM	23	24	25
26 Yoga 6:30 – 7:30 PM	27 S.T.E.M 3:30 - 5:30 Breakers 6 PM	28 CDD Meeting 4pm Waterways 6:30pm-8:30pm	29 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	30	31 Movie night 7:00Pm - 9:00Pm	

◄ July

August 2020

September ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Summer Bash 12pm-3pm
2 Yoga 6:30 – 7:30 PM	3 S.T.E.M 3:30 - 5:30	4	5 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	6	7	8 Arts and Crafts 10:30-11:30am
9 Yoga 6:30 – 7:30 PM	10 S.T.E.M 3:30 - 5:30	11	12 Yoga 7:30 – 8:30 PM	13	14	15
16 Yoga 6:30 – 7:30 PM	17 S.T.E.M 3:30 - 5:30	18 The Cove 6PM	19 Yoga 7:30 – 8:30 PM Trelis 6 PM	20 Bingo night 7:00Pm – 8:30 Pm	21 Painting w/ a Twist 7pm-9pm	22
23 Yoga 6:30 – 7:30 PM	24 S.T.E.M 3:30 - 5:30 Breakers 6 PM	25 CDD Meeting 4pm Waterways 6:30pm-8:30pm	26 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	27	28	29
30 Yoga 6:30 – 7:30 PM	31 S.T.E.M 3:30 - 5:30					

◄ August

September 2020

October ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	3	4	5
6 Yoga 6:30 – 7:30 PM	7 Labor Day Clubhouse Hours 10am-6pm	8	9 Yoga 7:30 – 8:30 PM	10	11	12 Arts and Crafts 10:30-11:30am
13 Yoga 6:30 – 7:30 PM	14 S.T.E.M 3:30 - 5:30	15 The Cove 6PM	16 Yoga 7:30 – 8:30 PM Trelis 6 PM	17	18 Ice cream Social 6:30 - 7:30	19
20 Yoga 6:30 – 7:30 PM	21 S.T.E.M 3:30 - 5:30	22 CDD Meeting 4pm	23 Yoga 7:30 – 8:30 PM	24	25	26
27 Yoga 6:30 – 7:30 PM	28 S.T.E.M 3:30 - 5:30 Breakers 6 PM	29 Waterways 6:30pm-8:30pm	30 Yoga 7:30 – 8:30 PM Dance class 6-8Pm			

◄ September

October 2020

November ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4 Yoga 6:30 – 7:30 PM	5 S.T.E.M 3:30 - 5:30	6	7 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	8	9	10 Arts and Crafts 10:30-11:30am
11 Yoga 6:30 – 7:30 PM	12 S.T.E.M 3:30 - 5:30	13	14 Yoga 7:30 – 8:30 PM	15	16	17 Fall Festival 1pm-4pm
18 Yoga 6:30 – 7:30 PM	19 S.T.E.M 3:30 - 5:30	20 The Cove 6PM	21 Yoga 7:30 – 8:30 PM Trelis 6 PM	22	23	24
25 Yoga 6:30 – 7:30 PM	26 S.T.E.M 3:30 - 5:30 Breakers 6 PM	27 CDD Meeting 4pm Waterways 6:30pm-8:30pm	28 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	29	30 Haunted house 7:00Pm – 9:00Pm	31 Halloween No Parties

More Free Calendars Templates: 2020 Calendar, Printable Calendar, Holiday Calendar

◄ October

November 2020

December ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Yoga 6:30 – 7:30 PM	**2** S.T.E.M 3:30 - 5:30	**3**	**4** Yoga 7:30 – 8:30 PM Dance class 6-8Pm	**5**	**6**	**7** Arts and Crafts 10:30-11:30am
8 Yoga 6:30 – 7:30 PM	**9** S.T.E.M 3:30 - 5:30	**10**	**11** Yoga 7:30 – 8:30 PM	**12**	**13** Painting w/ a Twist 7pm-9pm	**14** Tree Lighting 6:30pm-8:30pm
15 Yoga 6:30 – 7:30 PM	**16** S.T.E.M 3:30 - 5:30	**17** The Cove 6PM	**18** Yoga 7:30 – 8:30 PM **Trelis 6 PM**	**19**	**20** Ice cream Social 6:30 - 7:30	**21**
22 Yoga 6:30 – 7:30 PM	**23** S.T.E.M 3:30 - 5:30 **Breakers 6 PM**	**24** CDD Meeting 4pm	**25** Yoga 7:30 – 8:30 PM Dance class 6-8Pm	**26** Thanksgiving Clubhouse Closed	**27** Clubhouse Hours 10am-6pm	**28**
29 Yoga 6:30 – 7:30 PM	**30** S.T.E.M 3:30 - 5:30					

◄ November

December 2020

January ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	3	4	5 Arts and Crafts 10:30-11:30am
6 Yoga 6:30 – 7:30 PM	7 S.T.E.M 3:30 - 5:30	8	9 Yoga 7:30 – 8:30 PM	10	11	12 Christmas Party 5pm-8pm
13 Yoga 6:30 – 7:30 PM	14 S.T.E.M 3:30 - 5:30	15 The Cove 6PM	16 Yoga 7:30 – 8:30 PM Trelis 6 PM	17 Bingo night 7:00Pm – 8:30 Pm	18	19
20 Yoga 6:30 – 7:30 PM	21 S.T.E.M 3:30 - 5:30	22 CDD Meeting 4pm	23 Yoga 7:30 – 8:30 PM	24 Christmas Eve Clubhouse Hours 6:30am-12pm	25 Christmas Clubhouse Closed	26
27 Yoga 6:30 – 7:30 PM	28 S.T.E.M 3:30 - 5:30 Breakers 6 PM	29	30 Yoga 7:30 – 8:30 PM Dance class 6-8Pm	31 New Years Eve Clubhouse Hours 6:30am-12pm		

AQUAFIRM & FIT
SPRING SWIMMING LESSONS
ISLES AT BAYSHORE

April 30th – June 8th

For more information and to sign up for the Summer Swimming Program call Molly with AquaFirm & Fit at (305)606-4867.

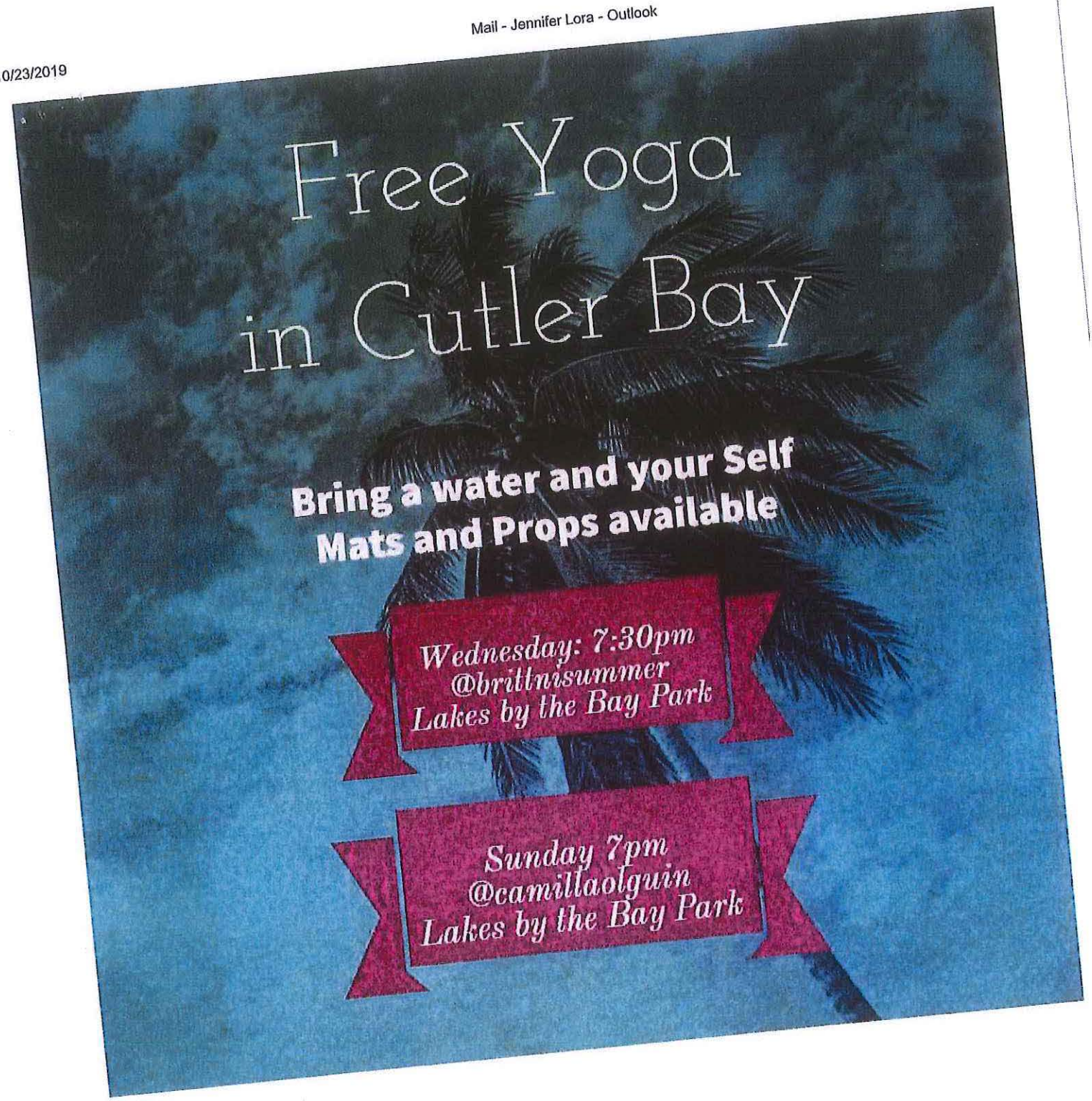
Private Classes
$35.00 for ½ hr
$65.00 for hr

Group Swim Lessons
Group Rate: $20.00 per class
or $140 for 8 classes

Swimming Program Schedule

1. **Mommy & Me (Survival Swim Class)**
   Parents & Child (6 months to 2 years old)
2. **Pre-School Swim (Readiness & Safety Class)**
   30 min lesson (2-3 swimmers)
   Children 2 ½ - 4 years
3. **Stroke Class**
   45 min lesson (4-8 swimmers)
   4-5 years
4. **Pre-Swim Team Stroke Class**
   45 min lesson (4-8 swimmers)
   5 years and up
5. **Aqua Fitness (45 minutes)**

	Monday	Tuesday	Wednesday	Thursday	Saturday
8:30 A.M.					
9:00 A.M.					Mommy & Me
9:30 A.M.					Pre-School
9:30 A.M.					Stroke Class
10:00 A.M.					Pre-Swim Team
10:30 A.M.					
4:00 P.M.		Pre-School		Pre-School	
4:30 P.M.		Pre-School		Pre-School	
5:00 P.M.		Stroke Class		Stroke Class	
5:45 P.M.		Pre-Swim Team		Pre-Swim Team	
6:30 P.M		Pre-School	Aqua Fitness	Pre-School	


Free Yoga
in Cutler Bay
Bring a water and your Self
Mats and Props available
Wednesday: 7:30pm
@britlnrisummer
Lakes by the Bay Park
Sunday 7pm
@camillaolguin
Lakes by the Bay Park

Yoga Liability Waiver

I hereby agree to the following:

1. I am participating in classes or services during which I will receive information and instruction about yoga and health. I recognize that yoga requires physical exertion, which may be strenuous and may cause physical injury, and I am fully aware of the risks and hazards involved.

2. I understand that it is my responsibility to consult with a physician prior to and regarding my participation in any physical fitness program, including yoga. I represent and warrant that I have no medical condition that would prevent my participation in physical fitness activities.

3. In consideration of being permitted to participate in the yoga classes, I agree to assume full responsibility for any risks, injuries or damages, known and unknown, which I might incur as a result of participating in the program.

4. In further consideration of being permitted to participate in the yoga classes, I knowingly, voluntarily, and expressly waive any claim I may have against the instructor, the owner, or the leaseholder of the building for injuries or damages that I may sustain as a result of participating in classes or workshops held at Common Ground.

5. That if I participate in other classes or events at Common Ground (such as dance, martial arts. Etc.) that I will also assume full responsibility for any injuries that may result from my participation, with the same considerations that this waiver stipulates for yoga (items 1-4 above).

I have read the above release and waiver of liability and fully understand its contents. I voluntarily agree to the terms and conditions stated above.

Printed Name: _____

Signature: _____

Emergency Contact: _____ Number: _____

Date: _____

POLICY CHANGE DOCUMENT

POLICY NO: PHPK1742379-001 **CHANGE # 2** **CHANGE EFFECTIVE:** 12/04/2018

Philadelphia Indemnity Insurance Company	PRODUCER: Maguire Insurance Agency, Inc. FWI

NAMED INSURED: Brittni Winkler

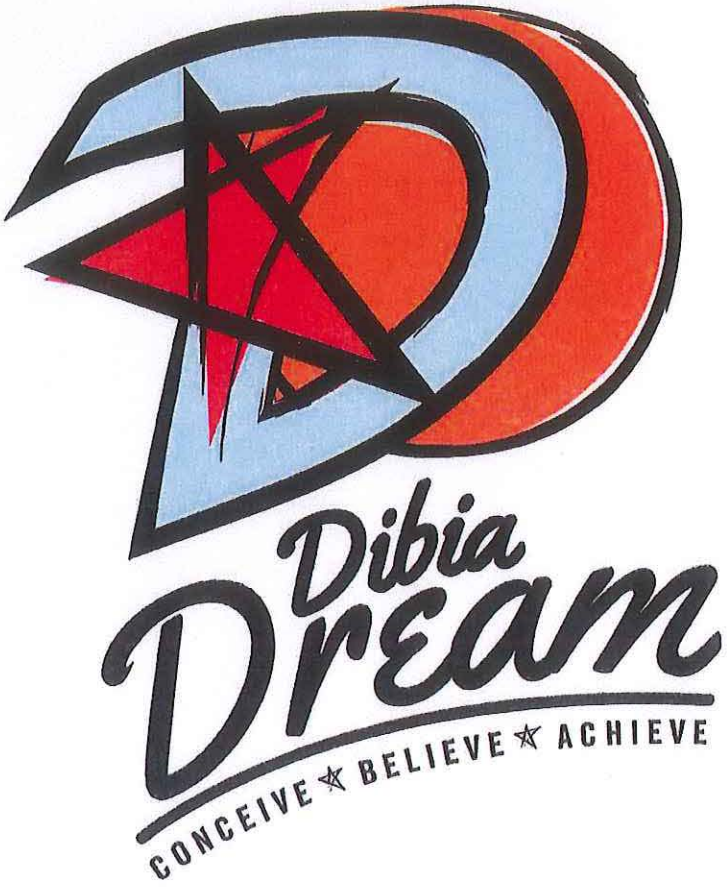
MAILING ADDRESS 21388 SW 87th Pl
Cutler Bay, FL 33189-

POLICY PERIOD: FROM 11/18/2018 TO 11/18/2019 at 12:01 A.M. Standard Time at your mailing address shown above.

DESCRIPTION:
In consideration of the premium reflected, the policy is amended as indicated below:

Policy is REINSTATED effective 12/4/2018

Total Annual Additional/Return Premium	$75.00	Total Prorate Additional/Return Premium	$72.00
Total Annual Additional/Return Tax/Surcharge/Fee	$0.00	Total Prorate Additional/Return Tax/Surcharge/Fee	$0.00



PARTNERSHIP PROPOSAL

October 4, 2019

Jennifer Lora
Bayshore Clubhouse Director
FirstService Residential
5805 Blue Lagoon Dr. Suite 310
Miami, FL 33126

RE: Youth Program Partnership

Dear Jennifer Lora:

Below is an outline of a partnership proposal with Dibia DREAM. Dibia DREAM fosters life skills development through STEM and recreational education for underserved youth. At DREAM, we help youth win at life.

PARTNERSHIP OVERVIEW

Dibia DREAM operates and manages programs that impact youth through STEM and recreational education. More specifically, DREAM programming implements a STEM initiative to introduce youth to personal, and character development activating them to be the change in the world they wish to see. A partnership results in Dibia DREAM implementing one or more of the programs we provide with your organization.

ORGANIZATION BACKGROUND

DREAM is DIBIA's community outreach initiative that harnesses the preexisting motivational foundation in youth. We bridge their desire for excellence, leadership and sports to educate youth on other essential core value systems. We translate the skills that are required to win in sports into skills that are required to win at life. This allows for the development of a blueprint for success, in language young athletes understand.

DREAM offers after-school, summer camp, community (weekend) and family-based programming. The diversely themed inquiry-based hands-on programs can be used as a curriculum enhancement or as an introduction to STEM concepts. We provide a seamless and convenient way for students to experience culturally and environmentally relevant hands-on STEM!

STEM SATURDAYS

STEM Saturdays: (once a month)

"STEM Saturdays" provides city-wide family, and community-based academic events each month where students and parents can attend, and learn together. DREAM will partner with your organization to host events at community facilities or a designated location.

STEM Saturdays are designed to be the perfect blend of STEM exposure and educational development for boys and girls ages 7-16. Attendees will be motivated to pursue their DREAMS as they leave with confidence to excel academically and socially -- Together, we can help youth win at life. We engage youth through a host of innovative and projects-based STEM projects.

Videos of STEM Saturdays:

- Heart Day: https://youtu.be/WweeCp_xOo8
- Chemistry Day with the Orange Bowl: https://youtu.be/5aI67SKY7tQ
- Power of Wind: https://youtu.be/kp6xR2SuvKw

The goal of the STEM Saturdays is to create community-wide engagement around Science, Technology, Engineering, & Mathematics (STEM). STEM Saturdays provides an opportunity for all participants - parents, teachers, community volunteers and/or corporate volunteers to engage students in creative and educational STEM-Based activities.

Scope of Services - The responsibilities of each party are as follows:

FirstService Responsibility

- Compensate Dibia DREAM for managing, coordinating, and operating the program
- Provide hydration and snacks for participants
- Promote event in marketing material and responsible for the number of participants
- Help secure adequate facility space for the program

Dibia DREAM Responsibility

- Hire competent staff
- Supply and facilitate STEM projects
- Ensure all instructors are CPR Certified
- Secure all equipment for the event
- Oversee operations, management and logistics
- Coordinate logistics with partner staff
- Lead the events detailed during the timeframe agreed upon

Program Details

Program days	A designated Saturday each month
Program time	9am - 12pm
No. of youth participants	30

Program Cost (Per Saturday)

30 students ($70/student)	$ 2,100
Admin Fee	$1,000
Total Per Saturday	$3,100

Tentative Run of Day

9:00 am – 9:10 am	Participant Check-In
9:10 am – 9:15 am	Transition
9:15 am – 11:30 pm	STEM/ TECH Programming
11:30 pm – 11:50 pm	Hydration / Snack
11:50 pm – 12pm	Wrap Up/ Participant Check-Out

DREAM ACADEMY/CLUB

DREAM Academy (*STEM programming implementation*):

"DREAM Club" is a condensed version of our DREAM Academy program for smaller campuses or partnerships. DREAM Club offers students an engaging experience through STEM projects. Similar to Dream Academy, students are provided an interactive STEM workshop for 1.5 to 2 hours.

Program Details

Program days	After School on the designated days.
Program time	3:30 pm – 5:30 pm
No. of youth participants	30 youth

Program Cost (Per Student, Per Day)

$20/ student per day	$ 500 per day

Tentative Run of Day

3:30 pm – 3:50 pm	Participant Check-In/Snack
3:50 pm – 3:55 pm	Transition
3:55 pm – 5:20 pm	STEM/ TECH Programming
5:20 pm – 5:30 pm	Wrap Up/ Participant Check-Out

Here is a video to showcase **DREAM Academy:** https://youtu.be/nhpMURVf2zI

How do we move forward?

Contact Dibia DREAM

(786) 543-8826

Brandon@dibiadream.org

www.dibiadream.org

TENTATIVE DANCE CLASS PROPOSAL

MYACT DANCE STUDIO

20468 SOUTH DIXIE HIGHWAY

CUTLER BAY, FL 33189

Proposal summery

To provide adultss and children dance classes for the residence of Isles at Bayshore Clubhouse in Cutler Bay.

Description

We will provide a teacher that is specializes in Hip-hop, Jazz, Ballet, Lyrical, African, Contemporary or Modern styles. We are also able to provide teachers who specializes in socal style such as line dances as well. We are available on Sundays, Wednesdays, and Fridays from from 6-8pm.

Pricing

Cost will be $150 per hour. There is no minimum or maximum size class, however we will have to observe fire safety limits.

Conclusion

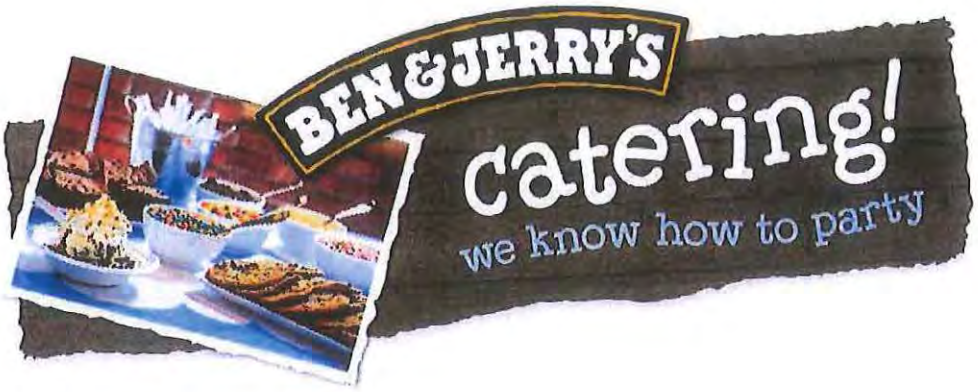
We are able to facilate your request if the goal of the classes is just for the dance process, or to end in a proformance.

For further details and partnership information please contact me at:

Dwight Thompson (Artistic Director of Myact Dance Studio)

myactdance@gmail.com 305-898-2102

www.myactdance.com



At Ben & Jerry's Ice Cream Catering, we service events throughout South Florida (Jupiter down to the Florida Keys!) ranging from 25 to 3,000+ guests!

We specialize in cups, cones, and sundaes, but let us know if you have something else in mind! We have enough options to fit every budget and event type- corporate gatherings, employee/tenant appreciation events, weddings, birthdays & more!

From set up to clean up, our professional staff does it all so all you have to do is finalize the invite list!

Call or email us today to book your event!

Ben & Jerry's Ice Cream Catering *(serving all South Florida!)*
1723 E. Hallandale Beach Boulevard
Hallandale, FL 33009
786-763-COWS**(2697)**

Email us today! benjerrys@att.net
www.benjerry.com/hallandalebeach/catering

Our Menu

We'll set it up, scoop it up & clean it up!
Just let us know when, where & how many.
We'll bring the spoons, and napkins.
Pricing includes **one hour** of service
**All parties will be charged 7% sales tax*

Cup Party— $5.90 per serving

We'll scoop 4 of your favorite flavors of ice cream, frozen yogurt or sorbet into cups along with your choice of four hard toppings
* Sweeten this package by upgrading to our freshly baked waffle cones for $1.25 more per person!
*Add Fresh Toppings (Choose 4): Bananas, Blueberries, Pineapples, Strawberries, Granola & Homemade Strawberry Syrup for $1.00 more per person!

*** Minimum order $350.00 – serves up to 59**

Hot Fudge Sundae Party— $6.90 per serving

Choose four of your favorite flavors and watch as we pour on the goodies-Hot Fudge, Homemade Whipped Cream, Chocolate Sprinkles, Rainbow Sprinkles and Crushed Peanuts.
* Sweeten this package by upgrading to our freshly baked waffle bowl for $1.25 more per serving!
*Add Fresh Toppings (Choose 4): Bananas, Blueberries, Pineapples, Strawberries, Granola & Homemade Strawberry Syrup for $1.00 more per person!

*** Minimum order $350.00 –serves up to 51**

Sundae Party DELUXE— $8.50 per serving

A truly unique Sundae Party, experience when we **bake** our Waffle Bowls right on site! Choose four of your favorite flavors and watch as we pour on the goodies-Hot Fudge/Hot Caramel, Homemade Whipped Cream, Chocolate Sprinkles, Rainbow Sprinkles, and Crushed Peanuts.
*Add Fresh Toppings (Choose 4): Bananas, Blueberries, Pineapples, Strawberries, Granola & Homemade Strawberry Syrup for $1.00 more per person!

*** Minimum order $500.00 – serves up to 59**

NEW TO OUR MENU:

Hot Chocolate Party — $5.00 per serving

Another original of ours - we make our uber-rich Hot Chocolate using our famous Hot Fudge as a base. Watch as we top it off with homemade whipped cream and an array of delectable toppings: marshmallows, sprinkles, and more!

*Minimum order $400.00 – serves up to 80

Milkshake Party! — $8.50 per serving

Looking to shake things up? Try one of our legendary milkshakes topped with fresh whipped cream.

Our *specialty* menu includes:

Addicted to Chocolate®
Chocolate Fudge Brownie & Chocolate Therapy™ Ice Creams blended into every chocolate lover's dream

Caramel Macchiato
Triple Caramel Chunk & Coffee, Coffee BuzzBuzzBuzz® Ice Creams

Cookie Cookie
Chocolate Chip Cookie Dough & Milk & Cookies Ice Creams

Coconut Almond Fudge Chip Shake (*nondairy- made with Almond Milk!*)
Coconut Almond Fudge Chip (Almonds, Coconut) (Vegan)
Coconut with almond slivers & fudge flakes

This party **requires access to an outlet and a sink*

*Minimum order $500.00 – serves 59

**Please ask for our special discounted pricing for parties of 200 or more!

OUR FLAVORS

Ice Cream

Stephen Colbert's AmeriCone Dream™
Vanilla ice cream with fudge covered waffle cone pieces & a caramel swirl

Butter Pecan (Pecans) – *Gluten-Free*
Rich buttery ice cream with roasted pecans

NEW! Caramel Crisp
Milk chocolate & caramel ice creams with caramel cups & crispy bits

Cherry Garcia® – *Gluten-Free*
Cherry ice cream with cherries & fudge flakes

Chocolate – *Gluten-Free*
Chocolate ice cream

Chocolate Chip Cookie Dough
Vanilla ice cream with gobs of chocolate chip cookie dough

Chocolate Fudge Brownie
Chocolate ice cream with fudge brownies

Chocolate Therapy®
Chocolate ice cream with chocolate cookies & swirls of chocolate pudding ice cream

Chunky Monkey® (Walnuts) – *Gluten-Free*
Banana ice cream with fudge chunks & walnuts

CinnDOUGHrella™
Cinnamon & caramel ice creams with cinnamon bun dough, shortbread cookies & oatmeal cinnamon cookie swirls

Coconut Seven Layer Bar (Walnuts, Coconut)
Coconut ice cream with coconut & fudge flakes, walnuts & swirls of graham cracker & butterscotch

Coffee, Coffee BuzzBuzzBuzz!® – *Gluten-Free*
Coffee ice cream with espresso bean fudge chunks

Milk & Cookies
Vanilla ice cream with a chocolate cookie swirl, chocolate chip & chocolate chocolate chip cookie pieces

Mint Chocolate Chunk
Mint ice cream & fudge chunks

New York Super Fudge Chunk® (Assorted Nuts) – *Gluten-Free*
Chocolate ice cream with white & dark fudge chunks, pecans, walnuts & fudge covered almonds

BEN & JERRY'S

OUR FLAVORS

NEW! **Nutty Caramel Swirl** (Peanuts)
Nougat ice cream with peanuts, fudge flakes & a salted caramel swirl

Phish Food®- *Gluten-Free*
Chocolate ice cream with gooey marshmallow & caramel swirls & fudge fish

Salted Caramel Blondie
Sweet cream ice cream with blonde brownies & a salted caramel swirl

Strawberry - *Gluten-Free*
Strawberry ice cream with chunks of strawberries

Strawberry Cheesecake
Strawberry cheesecake ice cream with strawberries & a thick graham cracker swirl

Sweet Cream & Cookies
Sweet cream ice cream with chocolate sandwich cookies

NEW! **Sweet Like Sugar**
Almond & cherry ice creams with shortbread cookies, cherries & a sugar cookie dough swirl

The Tonight Dough™ Starring Jimmy Fallon (Peanuts)
Caramel & chocolate ice creams with chocolate cookie swirls & gobs of chocolate chip cookie dough & peanut butter cookie dough

NEW! **Toffee Break** (Almonds) - *Gluten-Free*
Buttery brown sugar ice cream with almond brittle & a toffee caramel swirl

Totally Baked
Chocolate & vanilla ice creams with fudge brownies & chocolate chip cookies

Triple Caramel Chunk®- *Gluten-Free*
Caramel ice cream with a swirl of caramel & fudge covered caramel chunks

Vanilla - *Gluten-Free*
Vanilla ice cream

NEW! **Wake & "No Bake"** (Peanuts)
Peanut butter & vanilla ice creams with peanut butter cookies, fudge chips & no bake cookie dough swirl

BEN & JERRY'S

OUR FLAVORS

Frozen Yogurt

Raspberry - *Gluten-Free*
Raspberry low fat frozen yogurt

Strawberry Banana - *Gluten-Free*
Strawberry low fat frozen yogurt with a swirl of banana low fat frozen yogurt

NON-DAIRY FROZEN DESSERT...made with Almond Milk!

NEW! **Chocolate Chip Cookie Dough** (Almonds, Coconut) (Vegan)
Vanilla with gobs of chocolate chip cookie dough & fudge flakes

Coconut Almond Fudge Chip (Almonds, Coconut)(*Vegan)* - *Gluten-Free*
Coconut with almond slivers & fudge flakes

SORBET

Berry Berry Sorbet - *Gluten-Free*
Swirls of blueberry fruit sorbet and raspberry fruit sorbet

Lemonade - *Gluten-Free*
Lemon sorbet

NEW! **Pucker Upper** (***CONTAINS DAIRY!)*** - *Gluten-Free*
Raspberry sorbet with an extra tart lemonade swirl & sour sugar bits

Moo-phoria Light Ice Cream – *150 calories per serving*

Mocha Fudge Brownie
Cold brew mocha light ice cream with fudge brownies & toasted marshmallow swirl

Toppings List

-Chocolate Chips
-Chocolate Cookie Crumbs
-Chocolate Sprinkles
-Confetti-Rainbow
-Crushed Peanuts
-Crushed Peanut Butter Cups
-Crushed Pecans
-Crushed Snickers Bar
-Gummy Bear Cubs
-Gummy Worms
-Heath Bar Crunch
-M&Ms
-Marshmallows
-Peanut Butter Cups
-Rainbow Sprinkles
-Reese's Pieces
-Sliced Almonds
-Sour Gummy Worms
- Walnuts

BEN & JERRY'S

BEN & JERRY'S catering!

We can help you celebrate ...for any reason, any time, & any place!

Ben & Jerry's Catering
1723 E. Hallandale Beach Blvd.
Hallandale, FL 33009

786-763-COWS(2697)
benjerrys@att.net

FREQUENTLY ASKED QUESTIONS

*** What kind of events do you cater?**
We cater events small & large, from birthday parties, weddings, Bar/Bat Mitzvahs, tenant & employee appreciation events, to fire drills & any other kind of gathering.

*** Can you do an outdoor event?**
Yes! We are flexible about the kinds of settings we can work in.

*** Is there a minimum for a catering event?**
We can cater any size event; we do have a **minimum catering charge of $350.00.** *Please note, a 7% sales tax will be charged.*

*** Do you charge any additional fees?**
The additional fees are as follows:
- **Extra Server - $60 per server flat fee**
- **Extra Service Time - $50 per hour per server**
- **Extra Flavor - $30 flat fee**
- **Sales Tax – 7%**

*** What comes with catering?**
In addition to the super premium frozen treats and toppings, we bring the cups, bowls, spoons and napkins for your guests and all supplies needed to set up and clean up.

***What is the cost to add tasty treats or drinks?**
(No minimum amount required)
- **Bottled Waters / Sodas= $1.50 each**
- **Freshly Baked Brownies or Cookies= $1.50 each**
- **Pre-Baked Waffle Cones / Bowls =$1.25 each**

*** How long will you serve?**
We'll arrive 30 to 45 minutes prior to the start of our scheduled time to set up. We include one hour of service on all of our events. Let us know if you'd like more time – we're happy to accommodate where we can and will factor that into our proposal.

*** How many flavors will you bring?**
The number of flavors varies by catering package.
We include 4 flavors for all parties under 200 servings.
For parties over 200 servings we include 8 flavors.
We are happy to work with you if you would like more!

*** What happens to the leftover ice cream?**
We always bring more ice cream than we'll actually serve so that your guests won't be disappointed by a flavor running out.
We will take any remaining ice cream with us.

Additional Questions? Let us know!

©&™ Ben & Jerry's Homemade, Inc. 2016

Isles at Bayshore Clubhouse

Jennifer Lora, LCAM FirstService Residential

Arts and crafts 2020 dates
Second Saturday 10:30Am -11:30 AM

January 11th
February 8th
March 14th
April 4th
May 2nd
June 13th
July 11th
August 8th
September 12th
October 10th
November 7th
December 5th

Isles at Bayshore Clubhouse

Holiday Hours

Thanksgiving Day Thursday November 28th Closed

Day after Thanksgiving Friday November 29th

Christmas Eve Tuesday December 24th 6:30AM – 12PM

Christmas Day Wednesday December 25th Closed

New Years Eve Tuesday December 31st 6:30AM – 12PM

New Years Day Wednesday January 1st 2020

Pool Entry

Crystal Brown <cabazone@aol.com>
Mon 11/11/2019 10:42 AM
To: Jennifer Lora <Jennifer.Lora@fsresidential.com>

Good morning,
Thank you so much for your help this morning. I am following up on your suggestion to bring up the pool entry rules at your next board meeting. As a home owner in this community, I very much appreciate and respect the rules. However, I would ask that there be some remedy if the resident forgets their card. I'm sure there is a way to make sure that only residents who qualify gain entry to the clubhouse while at the same time allowing some flexibility if the card is forgotten.
Also, my 8 year old daughter insisted that I also rely her suggestion. She thinks it would be a good idea for the front desk to rent pool floaties. I told her that pool floats were not allowed in the pool; she would like that changed as well.
Again Jennifer thanks to you and your co-worker for your help this morning.
Regards,
Crystal Brown
22601 sw 93rd passage
Sent from my iPhone

4540 NW 107 Th. AV # 108
Miami FL 33178
3058345665
info@recreausa.com
www.recreausa.com

Recrea Group Inc.

Invoice

Bill To:
First Service Residential - Jennifer Lora
jennifer.lora@fsresidential.onmicrosoft.com
Isles at Bayshore Clubhouse
21864 SW 93 Path
Cutler Bay, Florida 33190

Invoice No: 1065
Date: 11/18/2019
Due Date: 11/25/2019

Description	Quantity	Rate	Amount
1 TV Plasma 50' services - Visual video count down Christmas Lights Sat., Nov. 16, 2019 6:30pm - 8:30pm	1	$300.00	$300.00

Payment Details

Company Name: Recrea Group INC
Account Number: 1776961649
Bank: Wells Fargo
ABA: 121000248
SWIFT: WFBIUS6
420 MONTGOMERY SAN FRANCISCO, CA 94104

Subtotal	$300.00
TAX 0%	$0.00
Total	$300.00
Paid	$0.00
Balance Due	**$300.00**

Pay Now

Invoice2go

Terms and Conditions

Deposit is required to secure the date and time. This deposit will be applied to the final payment for the service.
All deposit fees are non-refundable.
A minimum of 5 days notice will be required for changing date and time.
If the cancellation is initiated by us all payments will be fully refunded.

Thank you for choosing Recrea Group INC for your event!

Recrea Group Inc.

Client's signature

LAKES BY THE BAY SOUTH CDD

FIELD REPORT

DECEMBER 17, 2019

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

FIELD SUPERVISOR REPORT
Juliana Duque / Andressa Navarette
jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 954 560-1858

LAKES BY THE BAY SOUTH CDD
(ISLES AT BAYSHORE)

LANDSCAPE

- Landscape maintenance was serviced throughout District as per contract.
- Pest control and weed control was completed.
- Guardhouses paint project was completed.
- New annuals and mulch were installed through community.
- Pressure cleaning project was completed.
- Holiday lights installation was completed.

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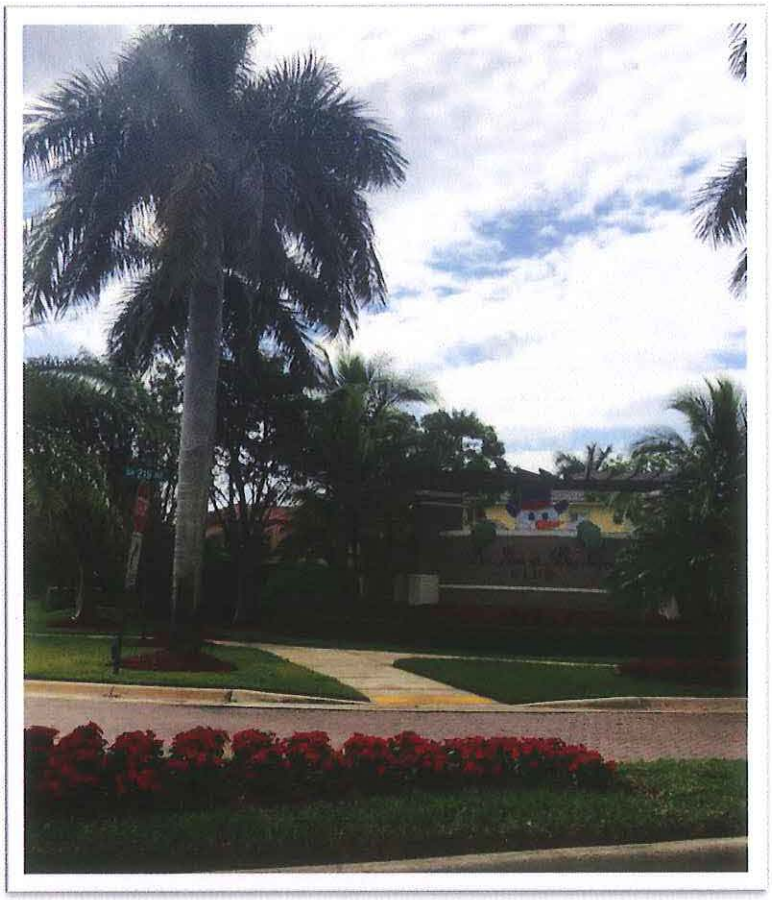
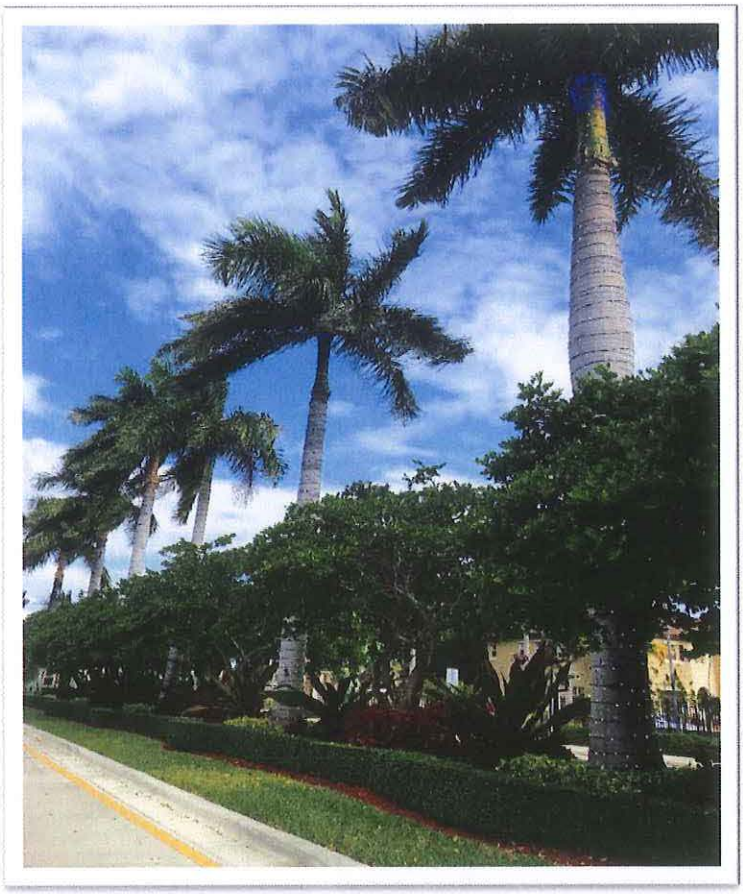
jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 954 560-1858





Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

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jduque@gmssf.com/ anavarette@gmssf.com
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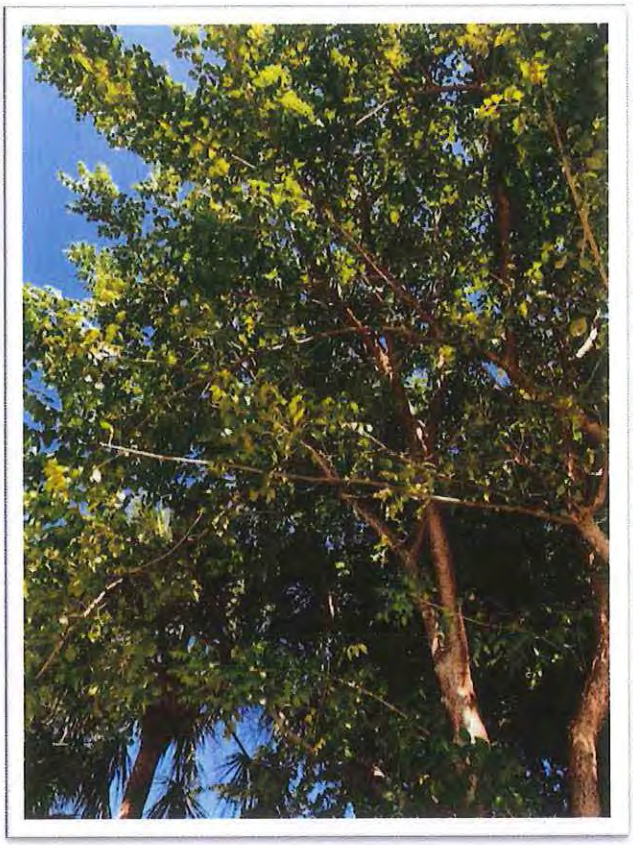
- Ficus hedge has white fly presence. Vendor is aware and have been treating the problem. A proposal for replacement was provided by Tony's Landscape.



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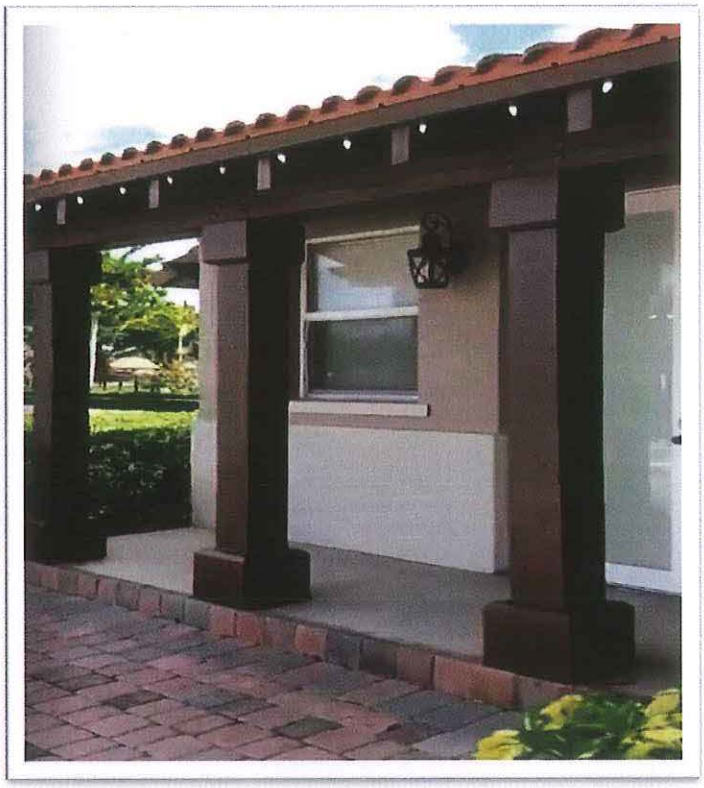
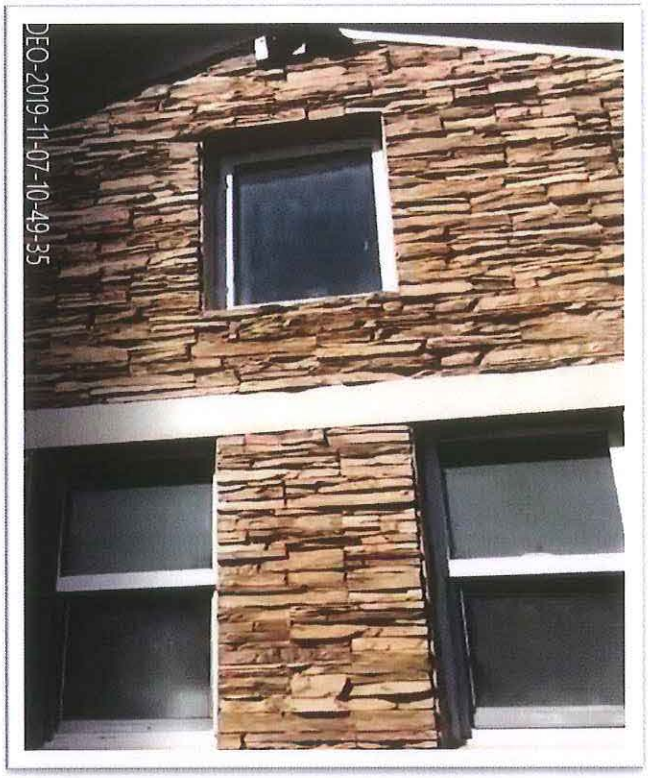
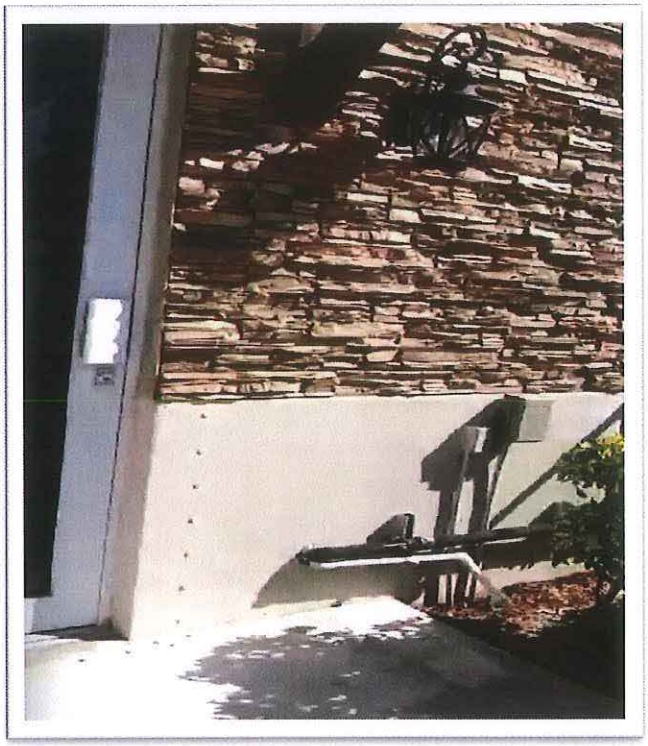
jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 954 560-1858

- Guardhouses paint project completed.







FIELD SUPERVISOR REPORT
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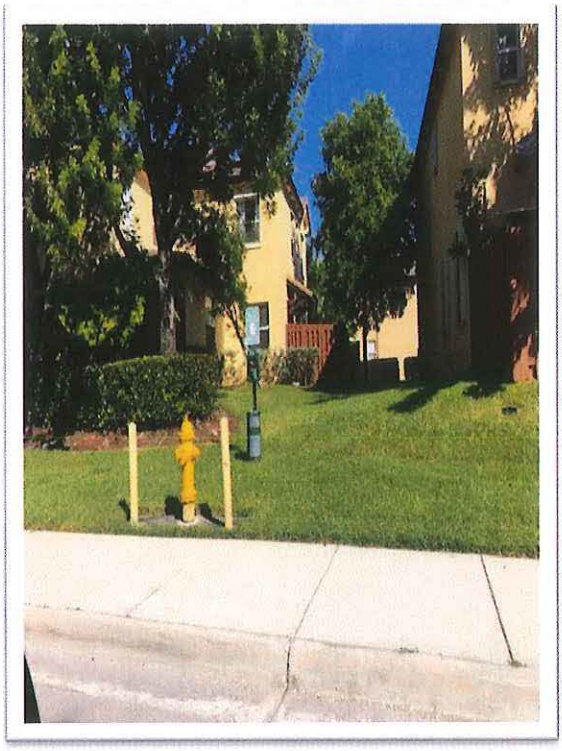
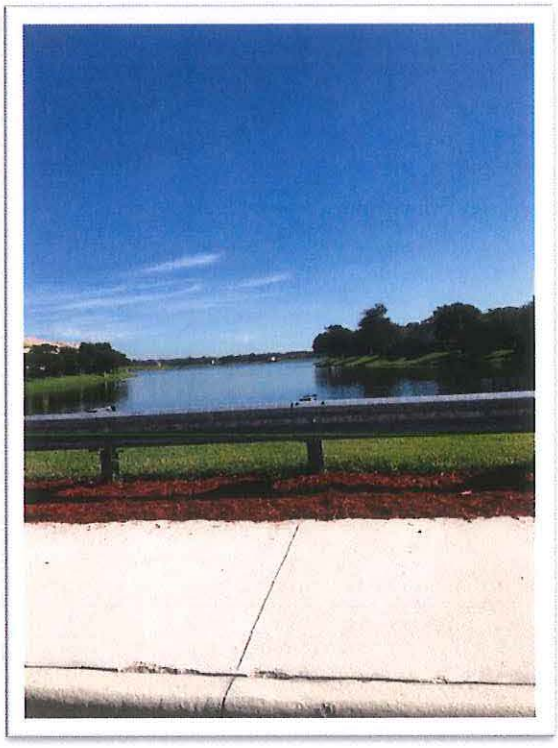
jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 954 560-1858

- Pressure cleaning project completed





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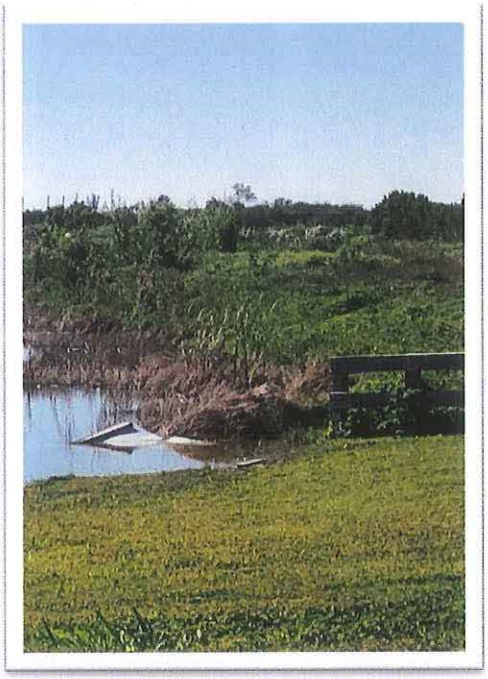
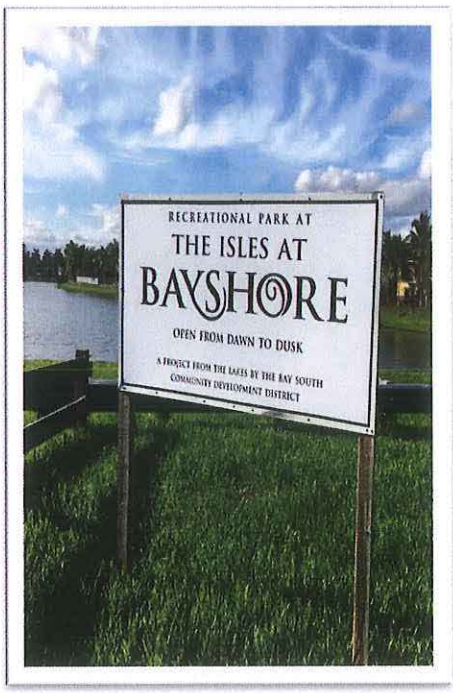
MISCELLANEOUS

- District Manager contacted vendor to replace vandalized and broken signs.





FIELD SUPERVISOR REPORT
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jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 954 560-1858

LAKE

- Lake Management was taken care of by District's vendor Eco-Blue Aquatic. Lake was last serviced on November 7th; report provided as ***Attachment A.***

PROPOSALS

- Green Arboricola Proposal provides as ***Attachment B***.

ATTACHMENT A

Eco-Blue Lake Report

DECEMBER 9, 2019

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road Sunrise, Florida 33351

ECO-BLUE
AQUATIC SERVICES, INC.
(305) 316-1817
ecoblueaquatic@gmail.com

CUSTOMER: ***Lake By The Bay South CDD***
DATE: 11/7/2019
WEATHER CONDITIONS: ***Sunny***

SERVICE & INSPECTION REPORT

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O:	***66.2*** °F	○ High	◉ Average	○ Low
DISSOLVED OXYGEN:	***6.0***	○ High	◉ Average	○ Low
Ph READING:	***6.7***	○ High	◉ Average	○ Low
WATER CLARITY:	***Good***	○ High	◉ Average	○ Low
WATER LEVEL:	*Good*	○ High	○ Average	◉ Low

LAKE MANAGEMENT

☑ ALGAE CONTROL	1,2,3,4
☐ GRASSES & EMERGENTS	3
☑ SUBMERSED AQUATICS	1,2,3,4
☑ FLOATING PLANTS	1,2,3,4
☑ DEBRIS	1,2,3,4

On November 7 we applied treatments to eliminate algae and aquatic weeds in lakes 1,2,3 and 4. We also removed the garbage (plastic bags, water bottles and landscaping garbage). In lake 3 we apply a treatment to eliminate weeds in the perimeter of the lake, also we remove coconuts on the Edge.

ECO-BLUE

AQUATIC SERVICES, INC.

(305) 316-1817

ecoblueaquatic@gmail.com

FISH & WILDLIFE ORSERVATIOM

FISH: ☑ Bass ☐ Bream ☐ Catfish ☑ Tilapia ☐ Grass carp ☑ Mosquito fish

BIRDS: ☑ Duck ☐ Wood strok ☑ Shorebird ☑ Wading bird ☑ Songbird ☑ Gallinuele

REPTILES: ☐ Alligator ☑ Snake ☑ Turtle ☐ Lizard ☐ Amphibians ☑ Insects

NATIVE PLANTS NOTED

☐ Cypress ☐ Wax myrtle ☐ FL pine ☐ Red maple ☐ Mangrove ☐ Pond apple ☐ Oak

☐ Cocoplum ☑ Bulrush ☐ Blue flag iris ☑ Arrowhead ☐ Thalia ☐ Palm ☑ Pickerelweed

☐ Spickerush ☐ Buttonbush ☐ Eelgrass ☐ Cordgrass ☐ Spatterdock ☐ Ferns ☐ Fakahatcheegrass

☐ Baby tears ☐ Naiad ☑ Chara ☐ Duckweed ☐ Bacopa ☐ Pondweed ☑ Bladdewort

INVASIVE & EXOTIC PLANTS NOTED

☐ Melaleuca ☐ Pennywort ☐ Bischifia ☐ Shoebutton ☐ Sedge ☐ Australian pine

☐ Brazilian peper ☐ Earleaf acacia ☐ Climbing fern ☐ Torpedograss

☐ Air potato ☐ Azolla ☐ Salvinia ☐ Primrose ☐ Hydrilla ☐ Cattail ☐ Floating hearts

☐ Water lettuce ☐ Water hyacinth ☐ Alligatorweed ☐ Hygrophila

We have noticed varieties of fish and bird's native to Florida in the lakes. Native vegetation is under control in designated areas

ATTACHMENT B

Proposals

DECEMBER 9, 2019

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road Sunrise, Florida 33351

Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonyslawn@bellsouth.net

PROPOSAL

December 9, 2019

Customer Name: **Lakes By The Bay South CDD**
Cutler Bay, Miami-Dade County, Florida

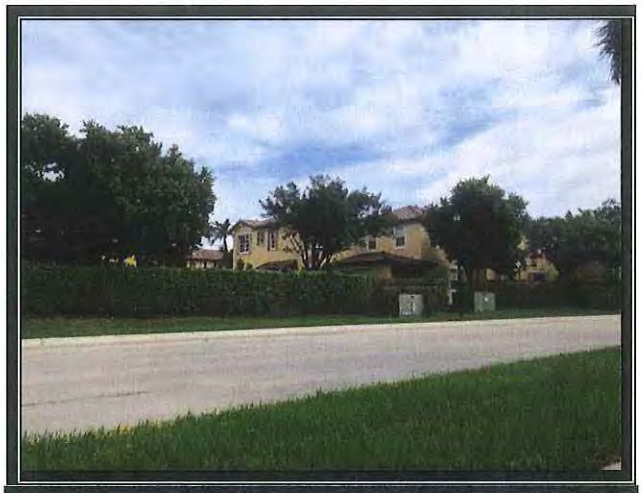
Units	Description	Unit Price	Total Price
	To remove Ficus		**$4,500.00**
	To Plant		
600	Green Arbaricola 7 Gal	**$40.00**	**$24,000.00**
		TOTAL	**$28,500.00**

Above prices are inclusive of delivery, materials and labor. These quantities are estimates of what we feel are necessary to cover the areas in question. Customer shall be invoiced for actual units used. Work will be done once we have received this signed proposal.

Approved: _____ Date: _____

This Proposal once is signed shall be considered as an amendment to the Landscape Maintenance Service Agreement between the parties, date March 31, 2016 the terms and conditions of which shall apply to work in this quote.

Tony's Nursery & Garden Svc. Corp.
P.O. Box 924294
Homestead, Fl 33092
Tel: (305) 258-4062, Fax:(305) 258-4884
E-mail: tonyslawn@bellsouth.net



This Proposal once is signed shall be considered as an amendment to the Landscape Maintenance Service Agreement between the parties, date March 31, 2016 the terms and conditions of which shall apply to work in this quote.

Lakes By The Bay South CDD

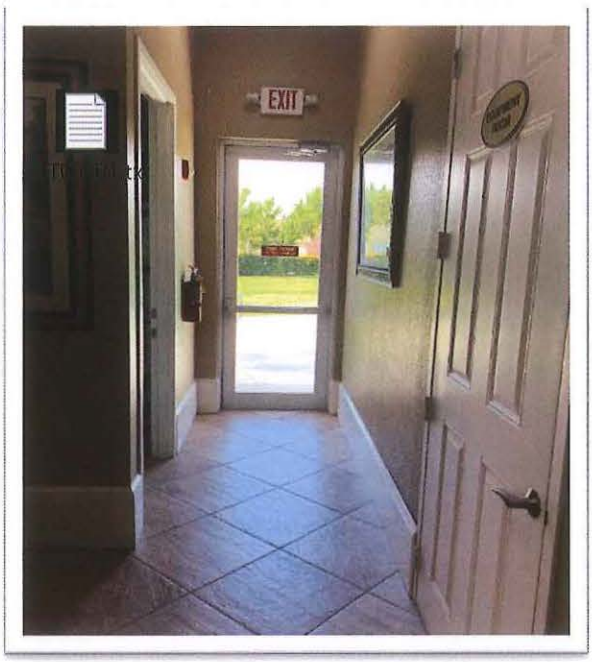
Clubhouse Renovation Project

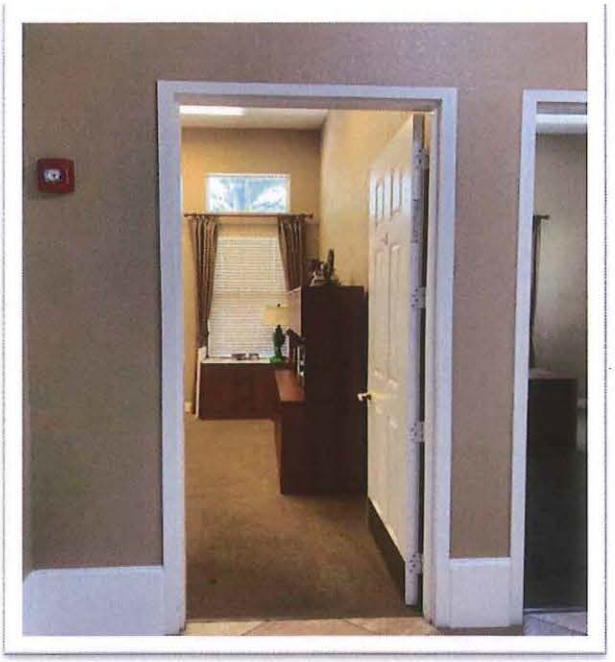
DECEMBER 9, 2019

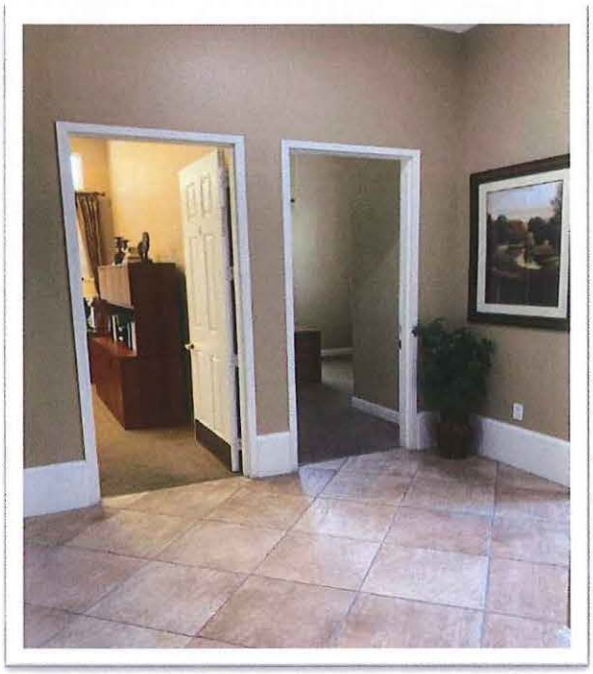
Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

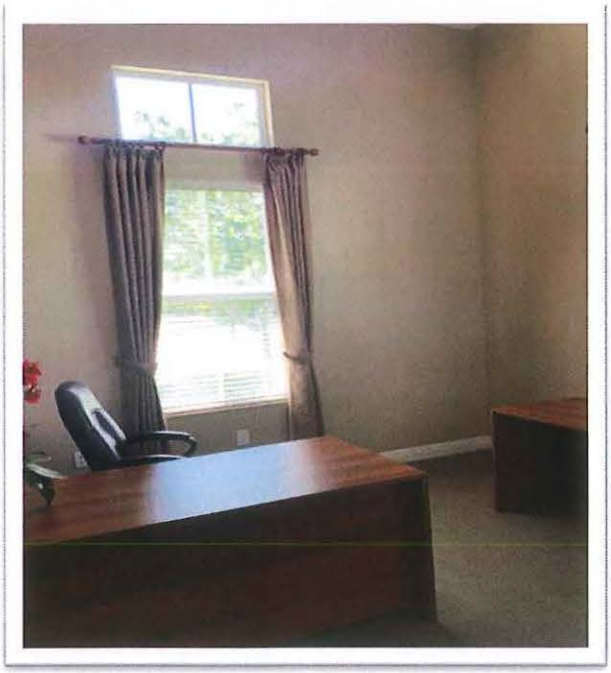
TREE REPORT
Juliana Duque / Andressa Navarette
jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 9545601858

- Before









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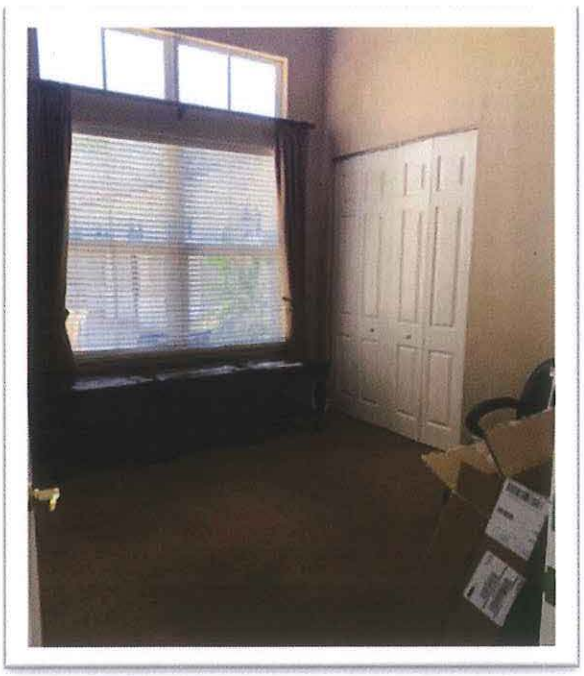

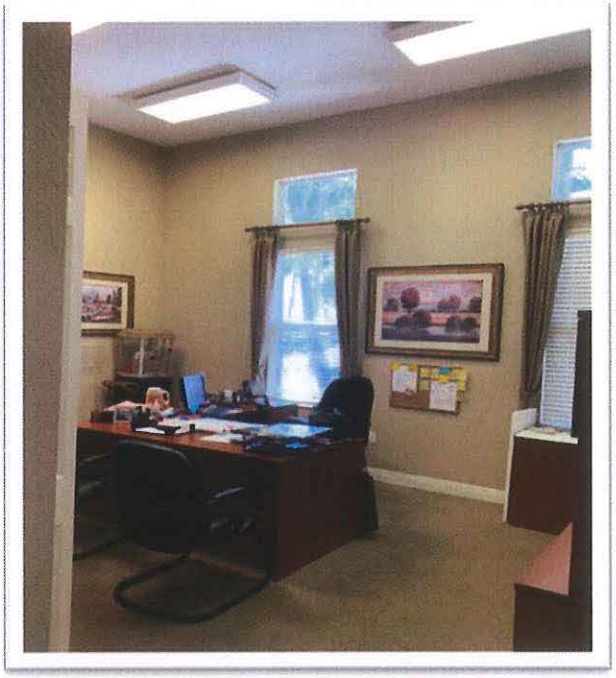

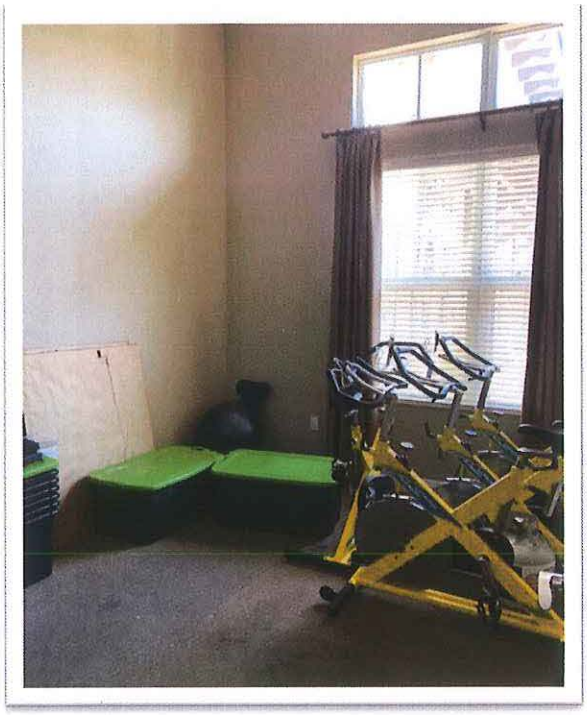

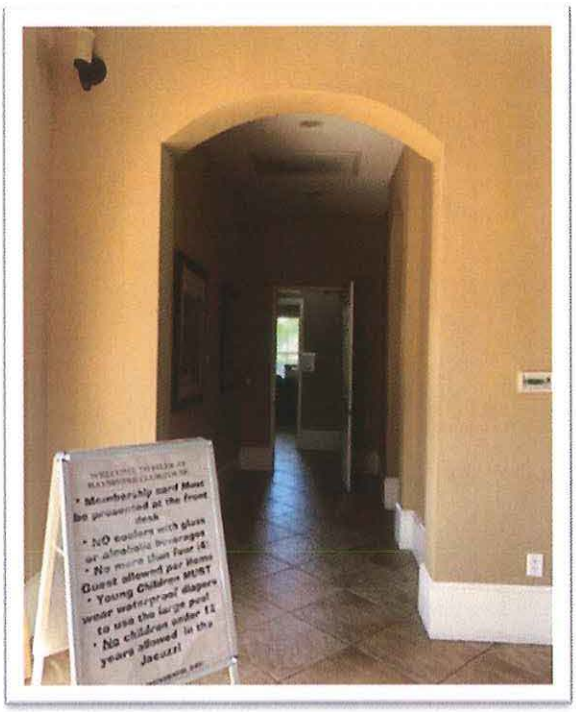

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jduque@gmssf.com/ anavarette@gmssf.com
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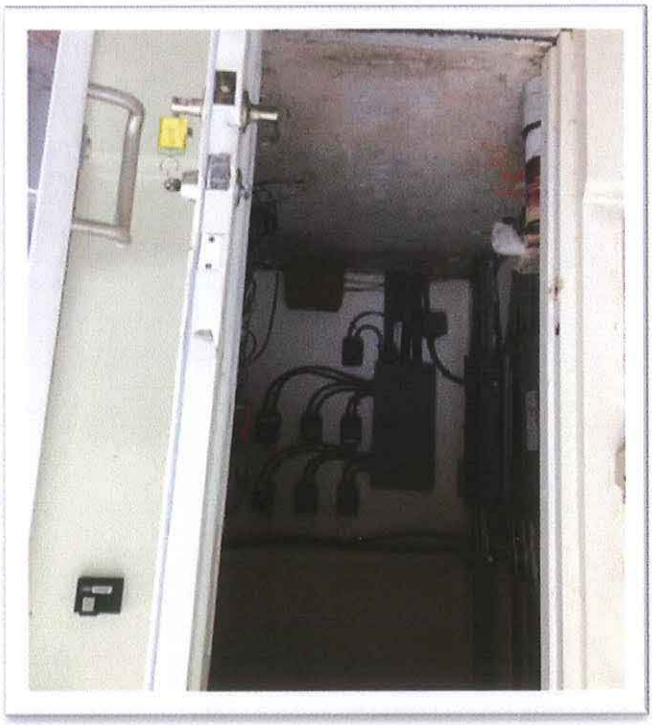

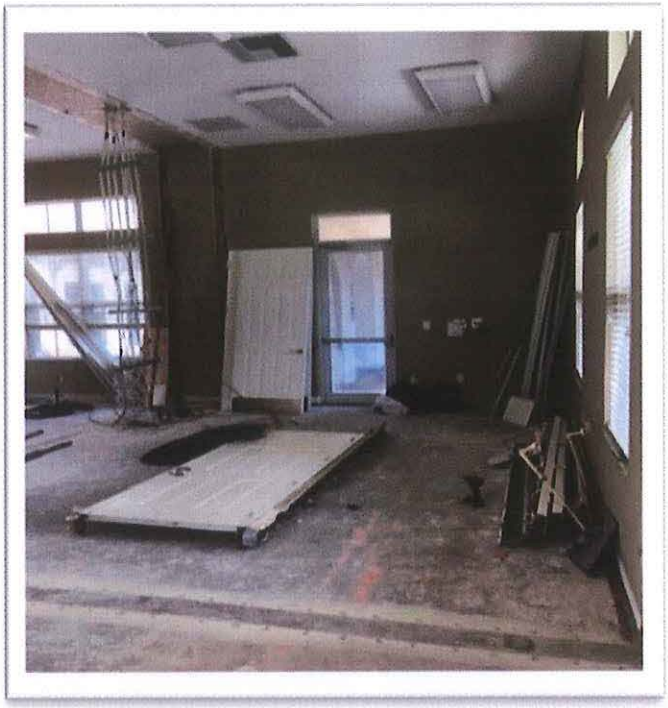

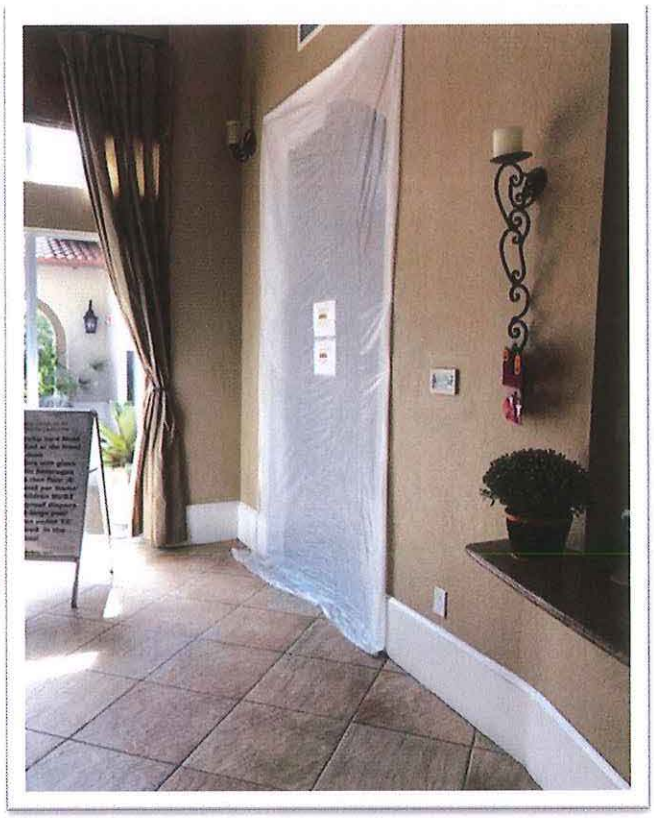

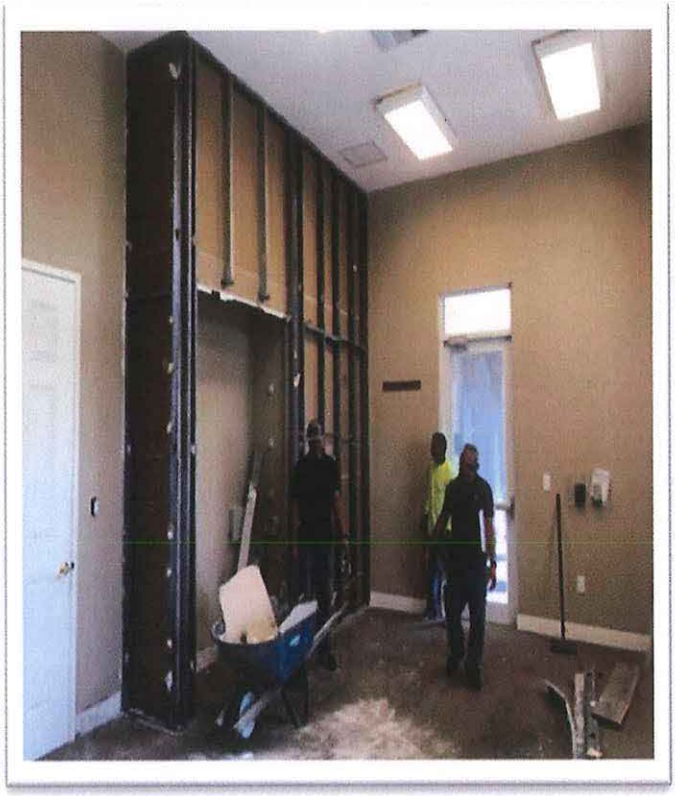

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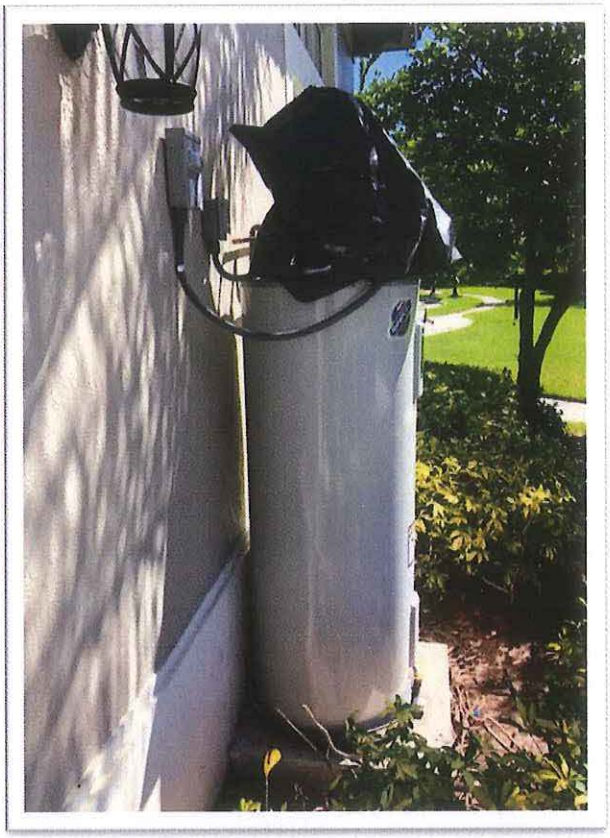

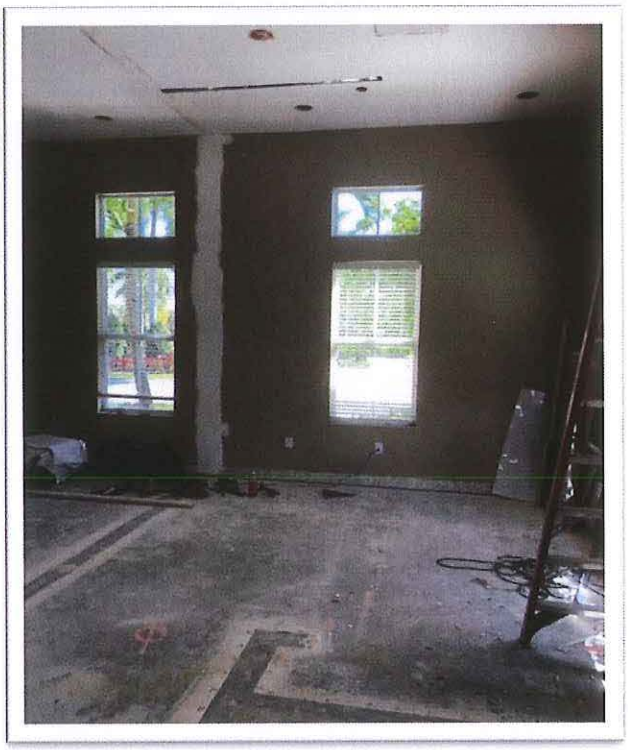

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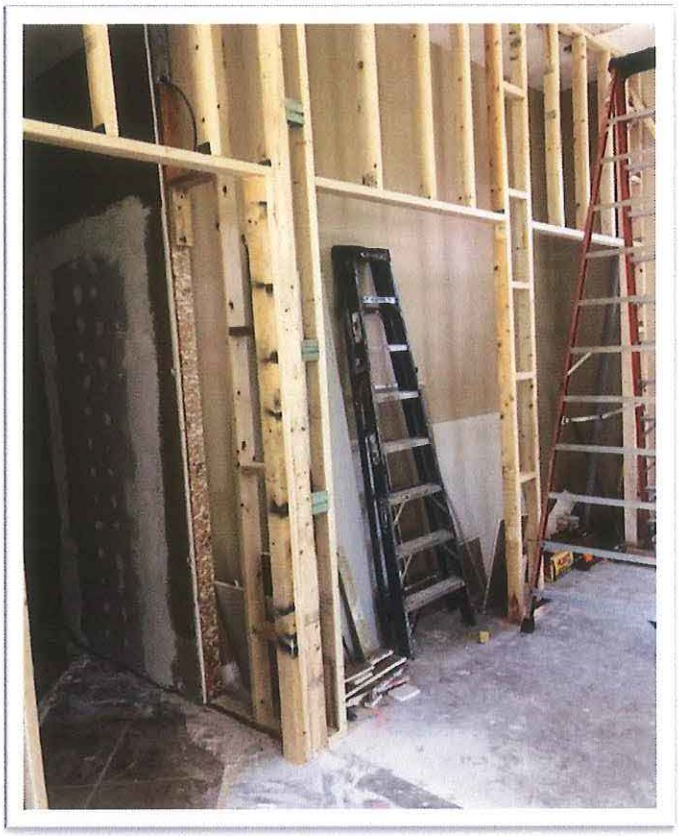

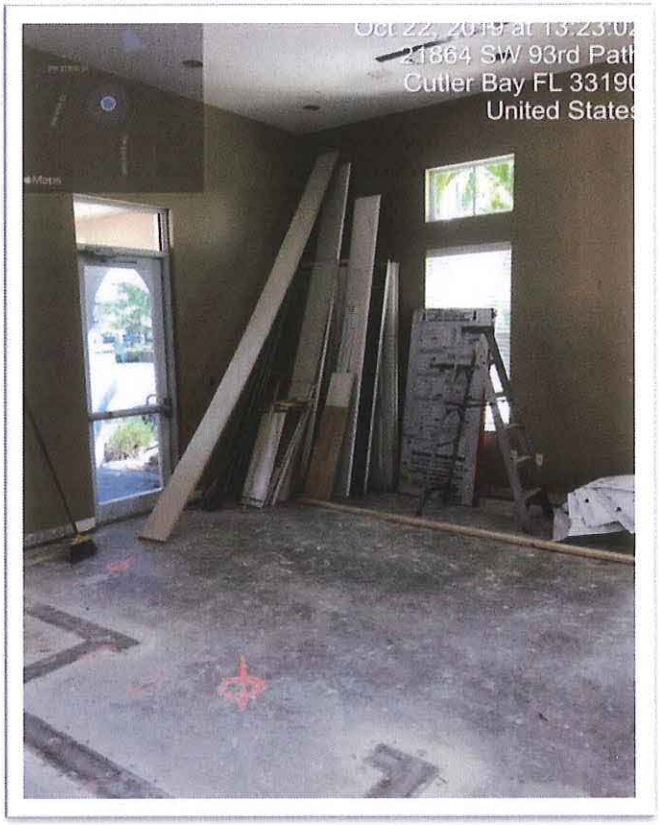

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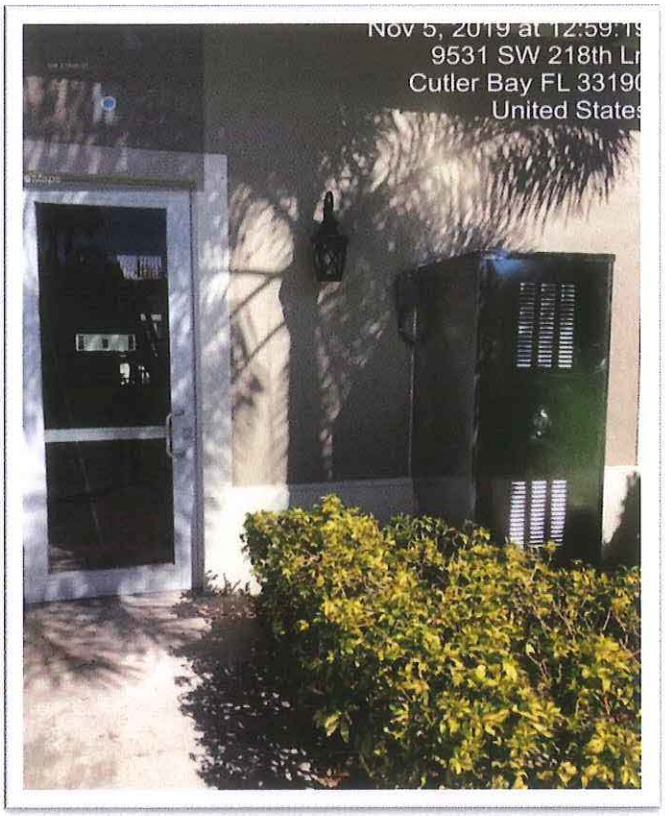
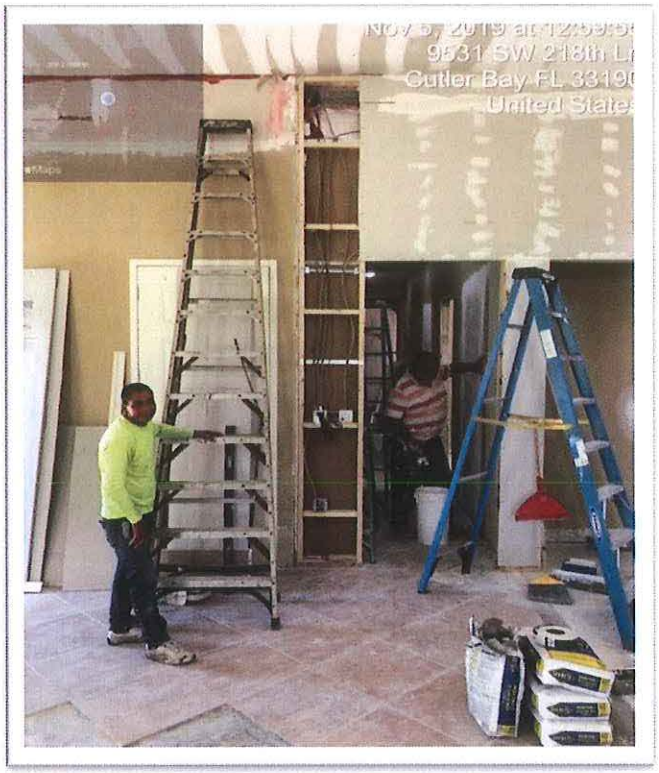
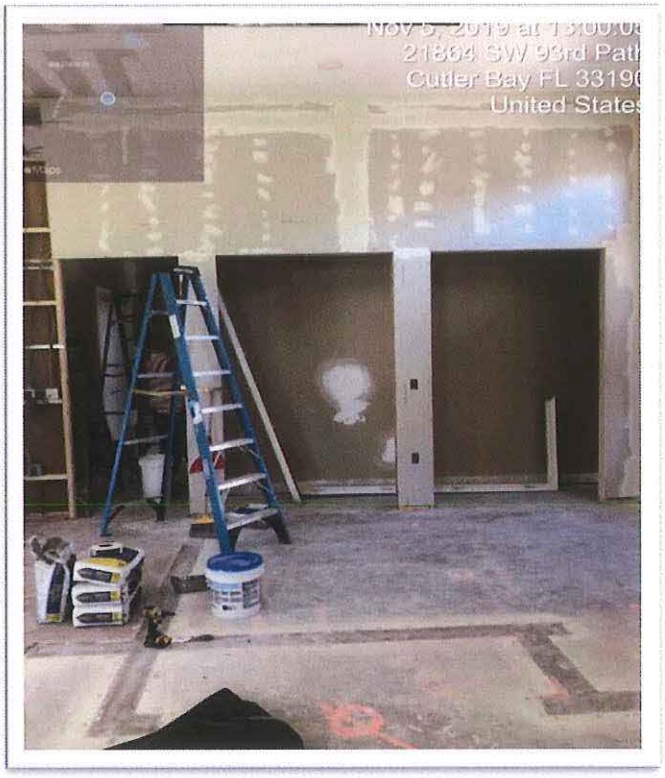
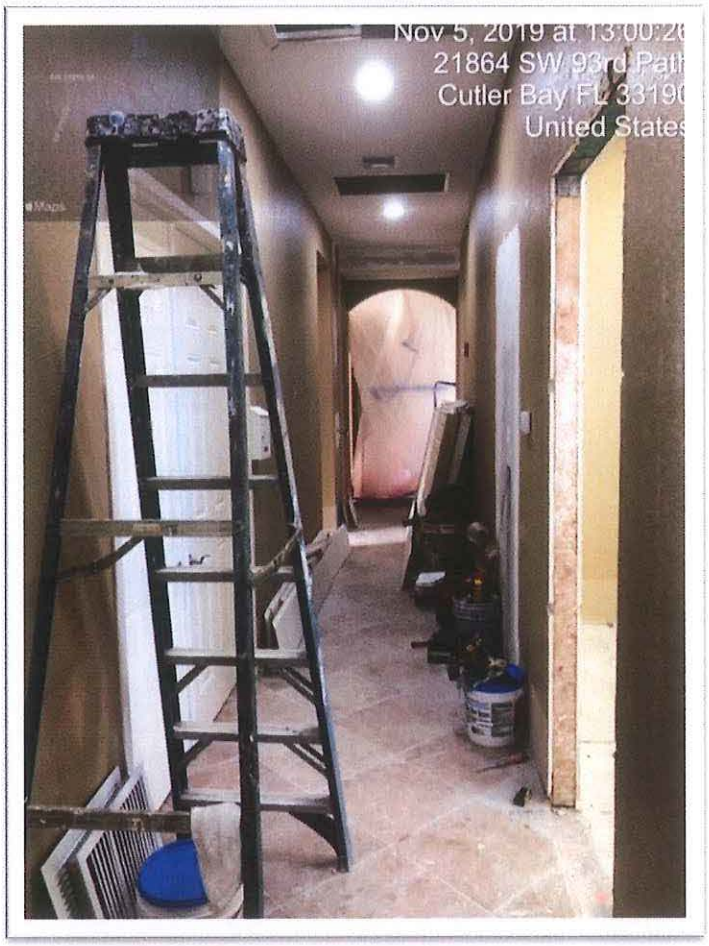
Phone # 786 344-9352 / 9545601858

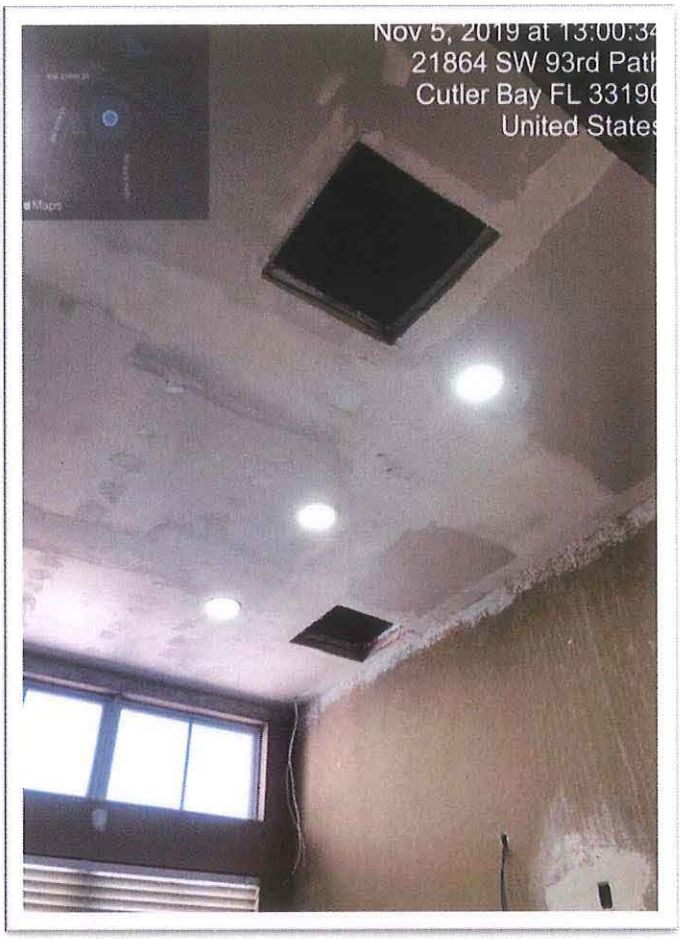


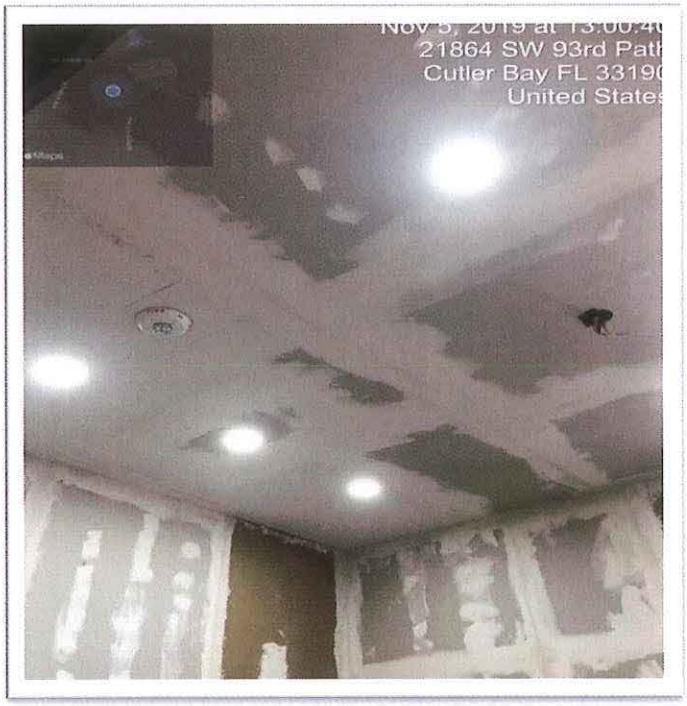


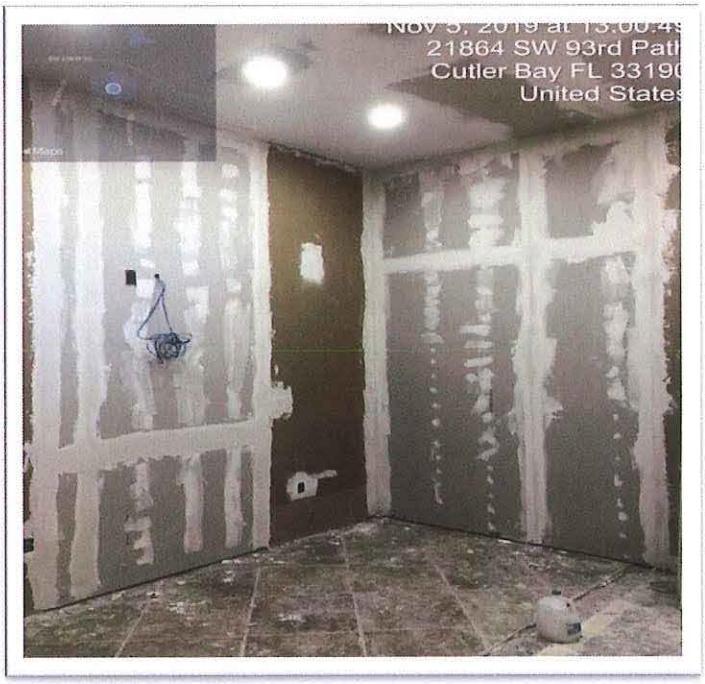


TREE REPORT
Juliana Duque / Andressa Navarette
jduque@gmssf.com/ anavarette@gmssf.com
Phone # 786 344-9352 / 9545601858









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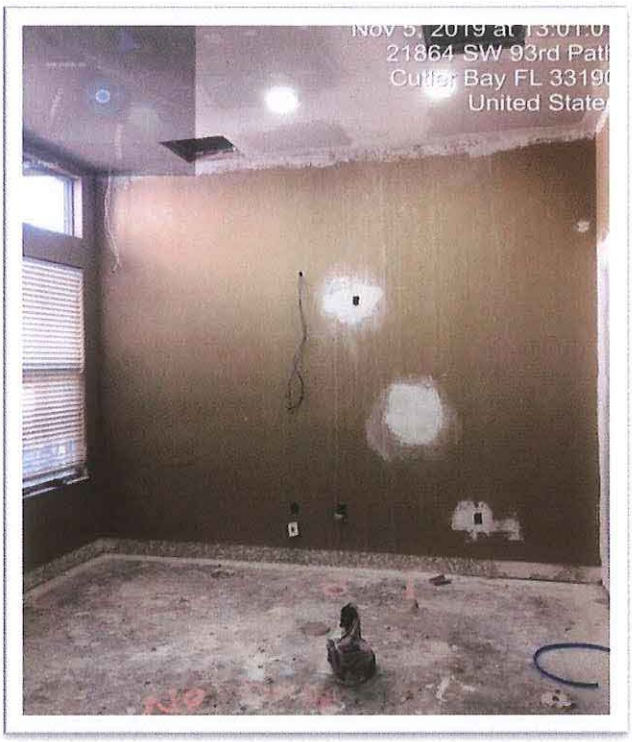

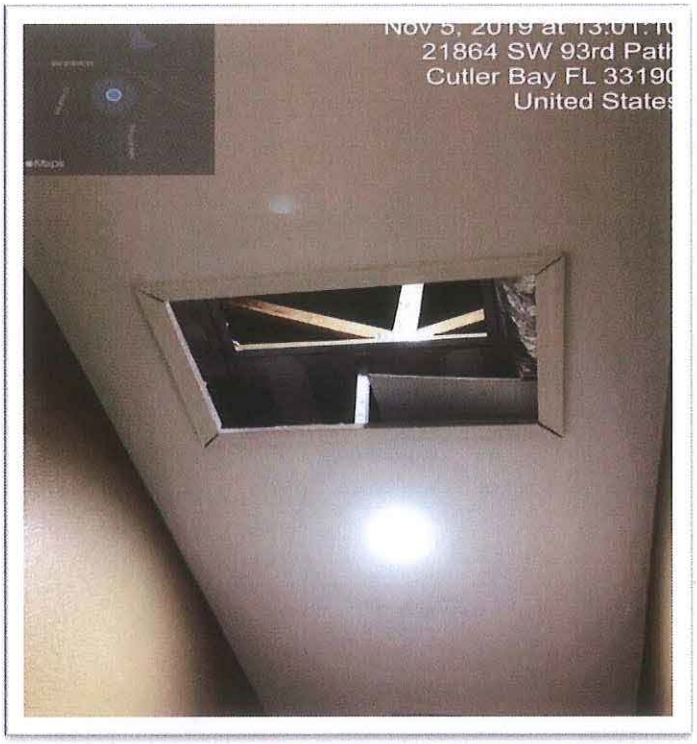

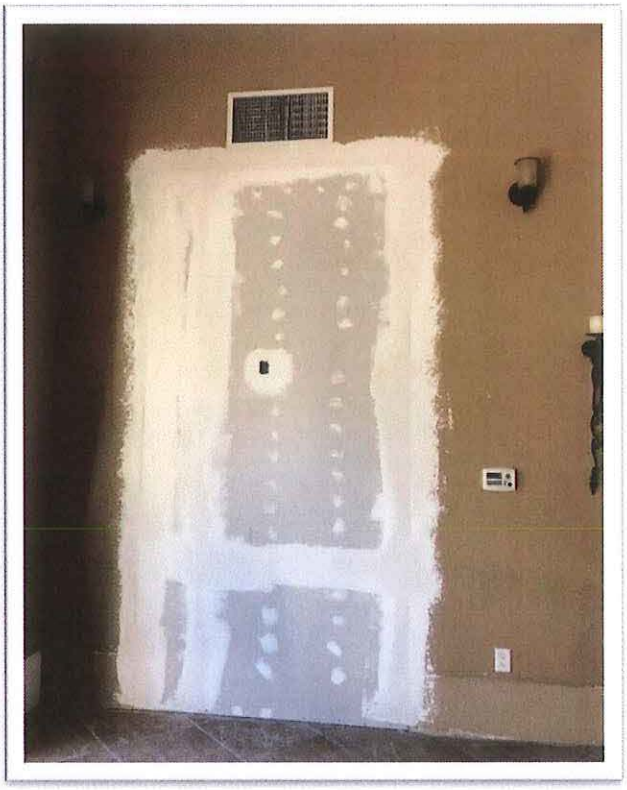

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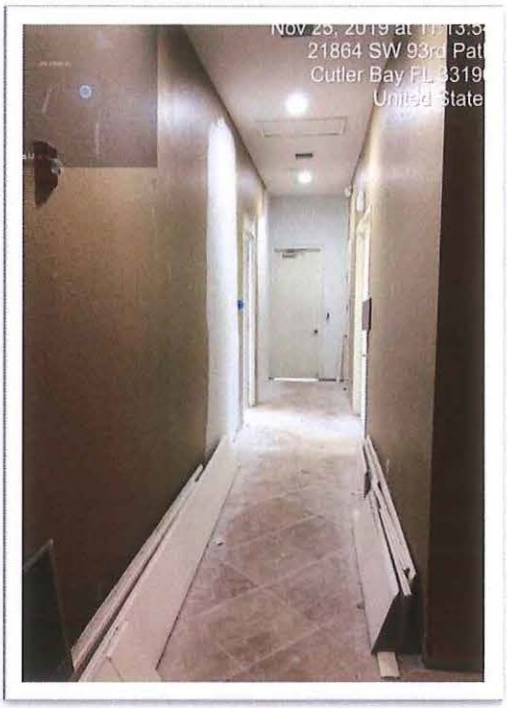

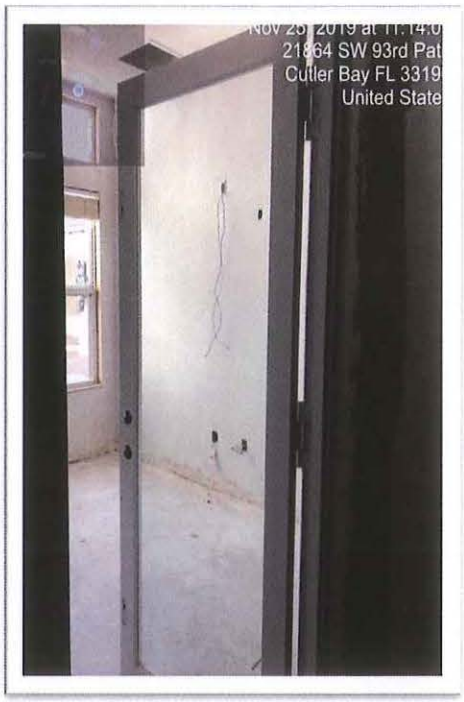

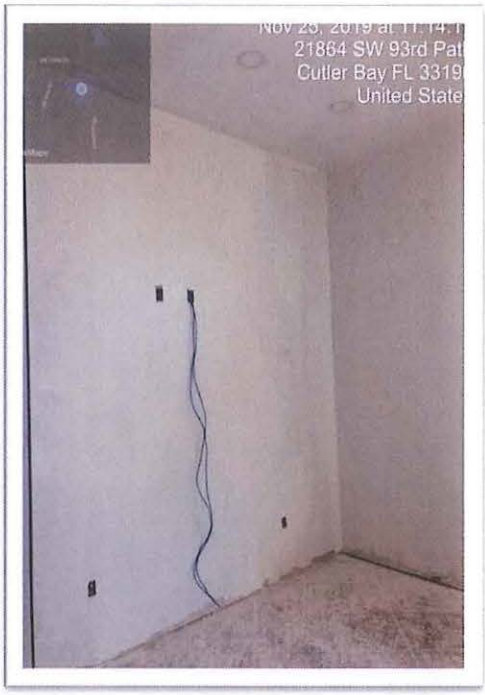

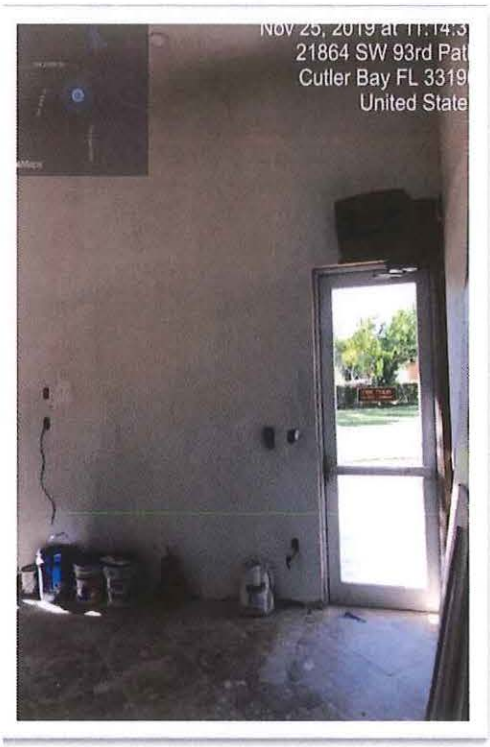

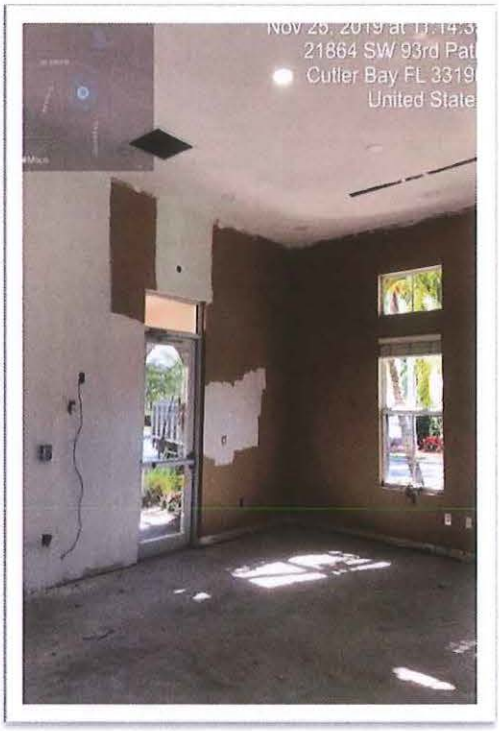

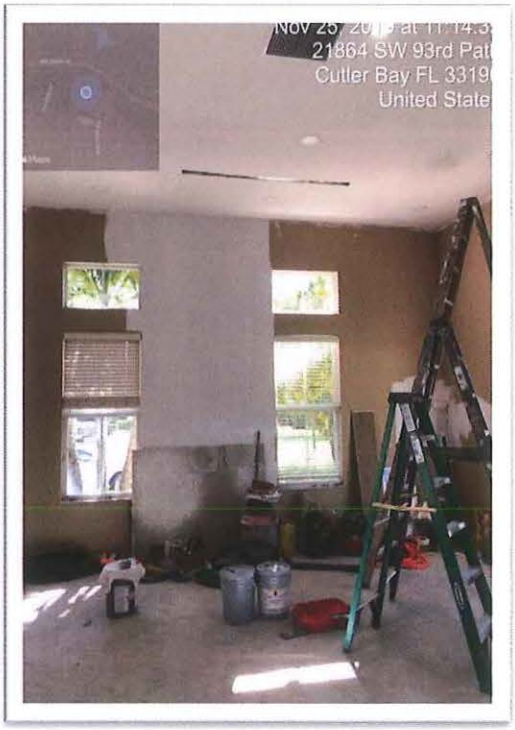

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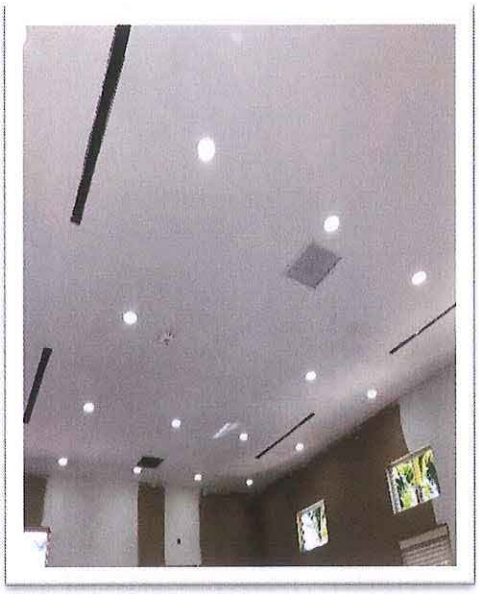

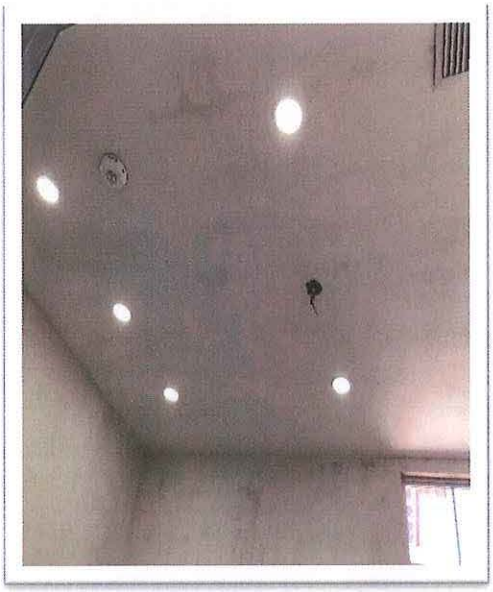

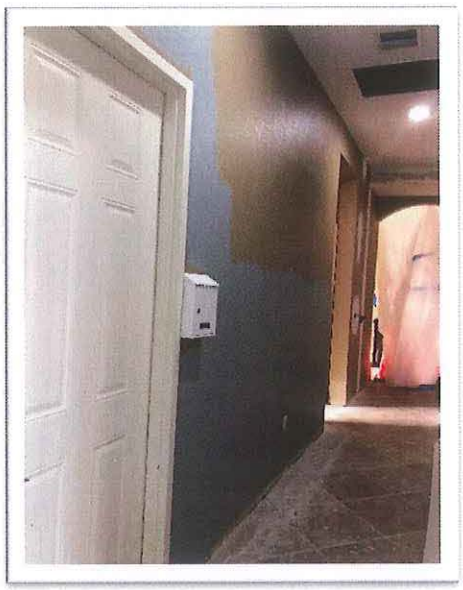

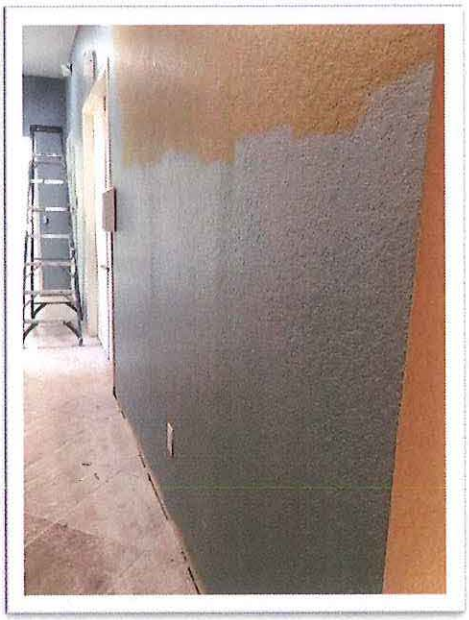

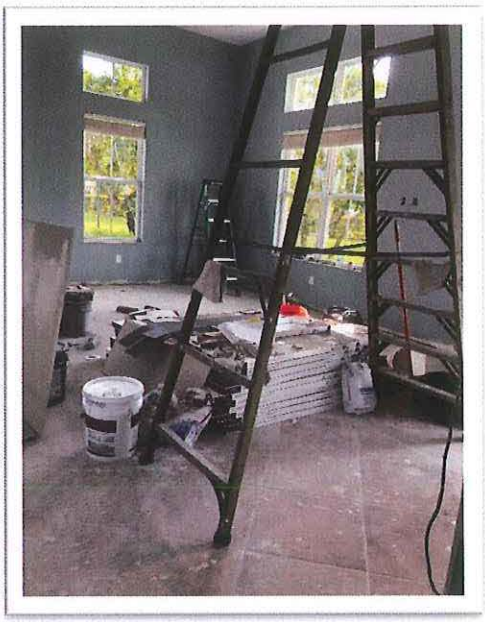

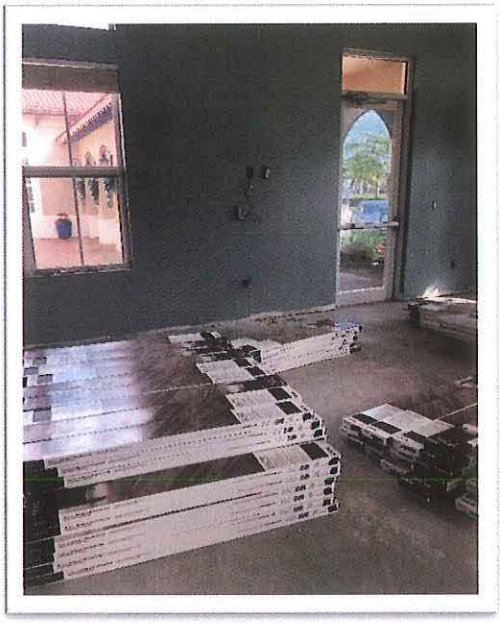

STOP

STOP

STOP

STOP

STOP

STOP

Estimate

AN0234
2019-08-19

Krome Painters
17381 SW 303 St
Homestead Florida 33030
kromepainters@gmail.com
786-566-6903

Lakes By The Bay South CDD - Andressa Navarette
21864 SW 93rd Path
Cutler Bay FL 33190
anavarette@gmssf.com
954-560-1858

AN0234 Gym Equipment Paint
21864 SW 93rd Path, Cutler Bay, FL, 33190

Description	*Total*
Repair and Paint Gym Equipment *Pull mulch to the sides of Workout area *Place cones with caution tape around the area while project is being worked on *Remove rust from all gym equipment using dustless sand blaster to reduce airborne particulate *Prime bare metal spots with self etching primer *Any equipment with holes left behind from rust will be patched before painting *Paint equipment with two coats of DTM paint from Benjamin Moore or Sherwin-Williams in colors chosen by client. *DTM paint will be gloss sheen *Following painting all mulch will be pushed back up to equipment and Will be amended with a light layer of new mulch to enhance overall appearance	$9,918.00

Estimate for Lakes By The Bay South CDD Andressa Navarette is Primary Contact *Total* $9,918.00

Terms

*Any unforeseen circumstances or conditions will be immediately brought up to client and can result in a possible renegotiation of current contract

Invoicing & Payment

**Residential Short Term Projects:

*A 30% Deposit will be collected at commencement of work and the remainder upon completion unless otherwise discussed

**Commercial and Long Term Projects:

-A 10% deposit required upon signing of contract

-Progress Billing will be submitted bi-weekly

*Invoice will be issued to Client upon completion of the Work

PROPOSAL

ELECTROSTATIC PAINTING SERVICES CORP.

www.metalpaintingsouthflorida.com

electrostaticpaintingserv@gmail.com

954-328-7490

CDD.

Customer LAKES by THE BAY SOUTH. **Date** 10/9/19

Address

Phone 954-721-8681 / 954-560-1858.

Job	Description	Amount	Total
Gym Parts. AND EQUIMT.	ELECTROSTATIC PAINTING OF OUTSIDE GYM EQUIPMENT = PROCESS = SANDING, CLEANING, BONDING, PRIMING AND FINALLY ELECTROSTATIC PAINTING = PAINT & PRIMER = - ELECTROSTATIC PAINT & EPOXY PRIMER FROM SHERWIN WILLIAM CO. = COLOR = CUSTOMER CHOOSING WORK AREA TO BE ISOLATED by CONES AND YELLOW TAPE NO INTRUDERS ON SITE OF WORKING AREA. AVAILABLE to START NOV 20 TO	$8750.00	$8750.00

DEC 10 OR JANUARY 10, 2020.

PAYMENT 50% DOWN ——— $4375.00

50% WHEN DONE — $4375.00.

Subtotal

Total Amt

Balance Due $8750.00

WE RECOMMEND EQUIPMENT MAINTENANCE IN THIS PAINTING TOUCH UPS EVERY 1 YEAR.

Thank you for your business.

Residential Commercial HOA's
Carpentry • Painting
Services • Repairs
Maintenance • Remodeling
FCC 786.423.1274

PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LISENCED & INSURED

17073 SW 94[IH] WAY MIAMI FL. 33196
Alexander (786) 423 1274 giz01ale@gmail.com fccserves@gmail.com

PROPOSAL # 77770336
DATE: OCTOBER 13, 2019

TO **Isles at Bayshore Clubhouse c/o Lakes by the Bay South CDD**
21864 SW 93RD PATH
CUTLER BAY Fl. 33190 305-238-353
Contact: Jennifer Lora

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	KIDDIE PARK/BUCKET SEAT REPLACEMENT WITH COATED STAINLESS CHAIN	ISLES AT BAYSHORE CLUBHOUSE	**This proposal may be withdrawn by us if not accepted within 10 Days.**

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to remove damaged bucket swing seat (1). Prep & Purchase, Install new commercial grade bucket swing seat (1). COATED CHAIN INCLUDED.		
002-01	Prep & Basic labor to remove rusted chain support and clips @ bucket seat (1), triangle swings seats (2). Prep & Purchase, Install new commercial grade swings coated stainless chains (2 per seat) with new clips. Approx. 6 coated stainless chains. Clean and Pick up all Debris		
		TOTAL AMOUNT	$ 642.59

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

PRINT NAME: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!

Estimate

Date	Estimate #
11/11/2019	2019-1101

ORTIZ
CONSTRUCTION SERVICES

12250 SW 129 COURT, UNIT 109
MIAMI FL 33186
T 305 255-8884 / F 305 255-5564
CGC # 1518016
email: ortiz.const.svcs@gmail.com

Name / Address
LAKES BY THE BAY SOUTH C/O CDD GOVERNMENTAL MGMT SVC 5385 N NOB HILL ROAD SUNRISE FL 33351

Project

Description	Qty	Rate	Total
Repair outdoor gym equipment Pressure clean equipment Remove rust from equipment Apply anti-rust on equipment Paint equipment Replace rusted chains and rusted equipment screws			
Materials & Labor		6,750.00	6,750.00
One year warranty on labor			

WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL

Total $6,750.00

From: Mithlesh Personal [mailto:mithleshpamnani@gmail.com]
Sent: Friday, September 27, 2019 12:08 PM
To: Jennifer Lora <Jennifer.Lora@fsresidential.com>
Cc: Juliana Duque <jduque@gmssf.com>
Subject: Re: Fw: Public Sports Event-Query

Good Morning Juliana,

The event would be for families where they would participate in games (similar to a fun fair but would not require extensive set up). We would also like to have food vendors.

- What are Isles at Bayshore Club procedures for having such an event?
- We would like to hold the event on February 8, 2020 and wanted to know if the Park is available.
- What would be the cost?
- Are there any formalities (i.e., paperwork) aside from the application?
- The event would be hosted by MFit, a Florida not for profit organization. Do you require our organization to have liability insurance? If so, any particular coverage requirements?

Your guidance on the above would be much appreciated. Thank you and look forward to hearing from you.

Sincerely,

Mithlesh L.P.

Tel: 305-767-5922

On Fri, Sep 27, 2019 at 10:57 AM Jennifer Lora <Jennifer.Lora@fsresidential.com> wrote:
Good morning.

Please note that I am in charge of the Clubhouse facilities. I am copying Juliana, she is the district manager for the CDD and she will be able to assist you.

Regards

JENNIFER LORA
Isles at Bayshore Clubhouse Director
Sailpointe HOA, LCAM
5805 Blue Lagoon Dr Suite 310 | Miami, FL 33126
Direct 786-319-5269(Sailpointe)
Direct 786-242-5655 (Isles at Bayshore Clubhouse)
Email Jennifer.Lora@fsresidential.com
www.fsresidential.com
Follow us on | Facebook | Twitter | LinkedIn | YouTube

FirstService
RESIDENTIAL

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary
December 17, 2019

Date	*Check Numbers*	*Amount*
9/19/2019	3007-3017	$51,567.59
9/25/2019	3018-3024	$5,785.99
10/1/2019	3025-3034	$39,141.88
10/14/2019	3035-3050	$44,239.20
10/23/2019	3051-3057	$7,036.97
10/29/2019	3058-3064	$5,123.17
11/5/2019	3065-3081	$64,136.37
11/13/2019	3082-3091	$14,404.68
11/22/2019	3092-3102	$23,598.67
12/5/2019	3103-3120	$59,529.94
Total		***$314,564.46***

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/19	00148	9/18/19	158.5746 COPIERS SVC AGREEMENTS	201909 320-57200-42500		*	131.56		
					ADVANCED BUSINESS COMPUTERS INC.			131.56	003007
9/19/19	00141	8/20/19	695 0442 SVC 8/20-9/19/19	201909 320-57200-41000		*	305.02		
					AT&T			305.02	003008
9/19/19	00120	9/01/19	39591 SVCS W/CHEM 9/19	201909 320-57200-45300		*	3,200.00		
		9/17/19	39718 DRAIN&CHEM HURRICANE PREP	201909 320-57200-45301		*	750.00		
		9/17/19	39720 REPLC CHEM FEEDER SPA	201909 320-57200-45301		*	550.00		
					BLUE MAGIC POOL SERVICES			4,500.00	003009
9/19/19	00187	9/09/19	752-1 SVC FEE / TRAVEL REIMB	201909 330-53800-46000		*	187.50		
		9/09/19	753-1 BARRIER REPAIRS/TRAVEL RE	201909 330-53800-46000		*	226.25		
		9/09/19	754-1 BARRIER REPAIR/TRAVEL REI	201909 330-53800-46000		*	628.75		
		9/11/19	760-1 SVC FEE/TRAVEL REIMB	201909 330-53800-46000		*	205.00		
					DML SECURITY SYSTEMS			1,247.50	003010
9/19/19	00031	9/13/19	9601 INSURANCE ALLIANCE RENEW	201909 300-15500-10000		*	37,761.00		
					EGIS INSURANCE ADVISORS, LLC			37,761.00	003011
9/19/19	00196	9/14/19	76760182 DRYWALL REPLACE	201909 320-57200-46000		*	493.76		
					FCC CARPENTRY& GENERAL PAINTING LLC			493.76	003012
9/19/19	00104	9/17/19	10581051 MANAGEMENT FEE	201909 320-57200-34200		*	5,094.00		
					FIRSTSERVICE RESIDENTIAL, INC.			5,094.00	003013
9/19/19	00126	9/17/19	41388 PARTS/INSTALL	201909 320-57200-46001		*	246.97		
					THE FITNESS SOLUTION, INC.			246.97	003014
9/19/19	00030	9/12/19	40144-09 8/13-9/12/19	201909 330-53800-43000		*	106.88		
					FLORIDA POWER & LIGHT COMPANY			106.88	003015

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/19	00171	8/15/19	2236	201908 320-57200-52000		*	930.90		
			POTS REIMBURSEMENT						
					PETTY CASH			930.90	003016
9/19/19	00062	9/16/19	6131	201909 320-57200-46004		*	750.00		
			PAYMENT BALANCE DUCT WORK						
					UNITECH-AIR CO. AIR CONDITIONING			750.00	003017
9/25/19	00149	9/04/19	2982	201909 330-53800-46000		*	1,770.00		
			REPLC WALL SCONCES/BULBS						
		9/10/19	2997	201909 320-53800-46002		*	975.00		
			INSTALL RECEPTACLES						
					ALL STAR ELECTRICAL SERVICES, INC.			2,745.00	003018
9/25/19	00142	9/18/19	92962	201909 320-57200-46000		*	167.00		
			MENS POOL B/RM TOILET REP						
					BOB'S PLUMBING CO. INC.			167.00	003019
9/25/19	00061	9/16/19	0463346-	201909 330-53800-41005		*	227.32		
			SVCS 09/20 THRU 10/19/19						
					COMCAST			227.32	003020
9/25/19	00002	9/17/19	6-740-49	201909 310-51300-42000		*	16.39		
			DELIVERIES 9/19						
					FEDEX			16.39	003021
9/25/19	00030	9/17/19	40143-09	201908 330-53800-43000		*	179.82		
			ELECTRIC 8/16-9/17/19						
		9/17/19	53592-09	201908 320-57200-43000		*	1,779.06		
			ELECTRIC 8/16-9/17/19						
		9/20/19	27426-09	201908 330-53800-43000		*	10.43		
			ELECTRIC 8/21-9/20/19						
		9/20/19	37428-09	201908 330-53800-43000		*	7.89		
			ELECTRIC 8/21 - 9/20/19						
					FLORIDA POWER & LIGHT COMPANY			1,977.20	003022
9/25/19	00171	9/20/19	092019-A	201909 320-57200-49400		*	209.64		
			ARTS & CRAFTS REIMB 9/19						
		9/20/19	092019-P	201909 320-57200-49400		*	120.53		
			SUPPLIES REIMB						
		9/20/19	092019-P	201909 320-57200-52000		*	120.10		
			SUPPLIES REIMB						
					PETTY CASH			450.27	003023
9/25/19	00118	9/21/19	80558244	201909 320-57200-51000		*	202.81		
			OFFICE SUPPLIES						
					STAPLES			202.81	003024

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/19	00198	9/29/19	1002	201909	320	57200-46000				*	300.00		
			FURNITURE REMOVAL/DISPOSA						JORGE ALBEAR			300.00	003025
10/01/19	00149	9/17/19	3014	201909	320	53800-46002				*	250.00		
			REPLACE BULBS						ALL STAR ELECTRICAL SERVICES, INC.			250.00	003026
10/01/19	00054	10/01/19	9212	201910	320	57200-46002				*	2,990.98		
			SVC 10/19										
		10/01/19	9213	201910	330	53800-46001				*	42.00		
			SVC 10/19						AMERICA SERVICE INDS.			3,032.98	003027
10/01/19	00039	8/31/19	158158	201908	310	51300-31500				*	3,700.00		
			ATTORNEY FEES 8/19						BILLING,COCHRAN,LYLES,MAURO & RAMSE			3,700.00	003028
10/01/19	00061	9/21/19	0384237-	201909	320	57200-41005				*	287.58		
			SVCS 9/25 THRU 10/24/19						COMCAST			287.58	003029
10/01/19	00074	9/02/19	683346	201910	330	53800-34501				*	12,087.34		
			SVCS 10/19										
		9/20/19	683345	201910	320	57200-34500				*	1,305.55		
			SVCS 10/19						ENVERA			13,392.89	003030
10/01/19	00002	9/24/19	6-746-64	201909	310	51300-42000				*	16.43		
			DELIVERIES THRU 9/18/19						FEDEX			16.43	003031
10/01/19	00055	9/30/19	01-39015	201909	320	57200-46003				*	55.00		
			INSIDE SPRAY 9/10/19						GLOBAL PEST CONTROL & LAWN CARE SVC			55.00	003032
10/01/19	00157	10/01/19	31100119	201910	320	53800-46200				*	14,762.00		
			LANDSCAPE MAINT 10/19										
		10/01/19	33100119	201910	320	57200-46200				*	2,580.00		
			CLUBHSE MAINT 10/19						TONY'S NURSERY & GARDEN			17,342.00	003033
10/01/19	00192	9/01/19	24233	201910	330	53800-34504				*	765.00		
			MONITORING/MAINT 10/19						VIRTUAL GUARD, INC.			765.00	003034

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/19	00054	9/10/19	9288	201909	320	57200-52000				*	58.60		
			TOWEL ROLL WHITE										
									AMERICA SERVICE INDS.			58.60	003035
10/14/19	00120	10/01/19	39865	201910	320	57200-45300				*	3,200.00		
			POOL SVCS CHEMICALS INCLU										
									BLUE MAGIC POOL SERVICES			3,200.00	003036
10/14/19	00061	10/01/19	6535605-	201910	330	53800-41005				*	131.23		
			SVCS 10/05 THRU 11/04/19										
									COMCAST			131.23	003037
10/14/19	00023	10/01/19	008295 8	201910	320	57200-43200				*	992.00		
			SVC FEES FY 19-20										
									DEPARTMENT OF SOLID WASTE			992.00	003038
10/14/19	00187	9/23/19	774-1	201909	330	53800-46000				*	205.00		
			SVC FEE/TRAVEL REIMB										
		9/23/19	777-1	201909	330	53800-46000				*	455.00		
			SVC FEE/TRAVEL REIMB										
		9/25/19	791-1	201909	330	53800-46000				*	330.50		
			SVC FEE/TRAVEL REIMB										
									DML SECURITY SYSTEMS			990.50	003039
10/14/19	00027	10/01/19	3192	201910	320	53800-46800				*	800.00		
			LAKE MAINT 10/19										
									ECO BLUE AQUATICS SERVICES, INC.			800.00	003040
10/14/19	00002	10/01/19	6-754-34	201909	310	51300-42000				*	32.86		
			DELIVERIES 9/19										
									FEDEX			32.86	003041
10/14/19	00165	10/07/19	7190	201909	330	53800-34500				*	1,000.00		
			SECURITY SVCS 9/19										
									FIELD FORCE PROTECTIVE SERVICES			1,000.00	003042
10/14/19	00104	10/01/19	10584699	201910	320	57200-34200				*	21,255.00		
			MANAGMENT FEES 10/19										
		10/04/19	10586000	201909	320	57200-34300				*	212.63		
			POOL STAFF 9/14-9/27/19										
									FIRSTSERVICE RESIDENTIAL, INC.			21,467.63	003043
10/14/19	00126	10/08/19	41410	201910	320	57200-46001				*	75.00		
			ROUTINE PREVENT MAINT SVC										
									THE FITNESS SOLUTION, INC.			75.00	003044

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10/14/19	00016	10/01/19	20181236	201910	310-51300-34000			*	4,519.75		
			MANAGEMENT FEES 10/19								
		10/01/19	20181236	201910	310-51300-31300			*	458.33		
			DISSEMINATION AGENT SVCS								
		10/01/19	20181236	201910	310-51300-51000			*	20.50		
			OFFICE SUPPLIES								
		10/01/19	20181236	201910	310-51300-42000			*	17.50		
			POSTAGE AND DELIVERIES								
		10/01/19	20181236	201910	310-51300-42500			*	232.80		
			COPIES								
		10/01/19	20181237	201910	320-53800-34000			*	2,042.50		
			FIELD SVCS 10/19								
							GOVERNMENTAL MANAGEMENT SERVICES -			7,291.38	003045
10/14/19	00189	10/03/19	100319	201912	320-57200-49400			*	805.00		
			SPECIAL EVENT 12/19								
							KARMIC WOLF LLC			805.00	003046
10/14/19	00193	9/30/19	00074	201909	320-57200-46005			*	530.00		
			WINDOW WASH SVCS								
							OLIVFLOOR REPAIR & SERVICES, CORP			530.00	003047
10/14/19	00139	10/10/19	10072019	201909	320-57200-52000			*	4,310.00		
			INST CABLE/RELOCATE CAMER								
		10/10/19	10072019	201909	320-57200-52000			*	1,055.00		
			COMPUTER INSTALL/SET UP								
							OSNETWORK LLC			5,365.00	003048
10/14/19	00168	10/09/19	991	201910	320-57200-49400			*	1,115.00		
			SPECIAL EVENT 10/19								
							RECREA GROUP INC			1,115.00	003049
10/14/19	00062	10/03/19	6146	201910	320-57200-46004			*	385.00		
			MONTHLY MAINTENANCE								
							UNITECH-AIR CO. AIR CONDITIONING			385.00	003050
10/23/19	00148	10/18/19	158.5805	201910	320-57200-42500			*	89.14		
			COPIER SVC AGREEMENTS								
							ADVANCED BUSINESS COMPUTERS INC.			89.14	003051
10/23/19	00196	10/14/19	76760183	201910	320-57200-46000			*	642.59		
			REPLACE BUCKET SWING SEAT								
		10/14/19	76760183	201910	320-57200-46000			V	642.59-		
			REPLACE BUCKET SWING SEAT								
							FCC CARPENTRY& GENERAL PAINTING LLC			.00	003052

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10/23/19	00002	10/08/19	6-760-66	201910	310-51300-42000			*	16.51		
			DELIVERIES THRU 10/03/19								
		10/15/19	6-768-11	201910	310-51300-42000			*	26.03		
			DELIVERIES THRU 10/07/19								
							FEDEX			42.54	003053
10/23/19	00030	10/14/19	40144-9/	201909	330-53800-43000			*	105.44		
			ELECTRIC 9/12-10/14/19								
		10/17/19	40143-9/	201909	330-53800-43000			*	152.04		
			ELECTRIC 9/17-10/17/19								
		10/17/19	53592-9/	201909	320-57200-43000			*	2,467.81		
			ELECTRIC 9/17-10/17/19								
							FLORIDA POWER & LIGHT COMPANY			2,725.29	003054
10/23/19	00055	10/22/19	01-39227	201910	320-57200-46003			*	55.00		
			INSIDE SPRAY 55								
							GLOBAL PEST CONTROL & LAWN CARE SVC			55.00	003055
10/23/19	00199	10/04/19	102019	201910	300-36200-10000			*	500.00		
			REFUND 10/19								
							MICHELLE PEREZ			500.00	003056
10/23/19	00157	10/14/19	31101419	201909	320-53800-35000			*	3,680.00		
			MAINT/REPAIRS 9/19								
							TONY'S NURSERY & GARDEN			3,680.00	003057
10/29/19	00061	10/16/19	0463346-	201910	330-53800-41005			*	127.37		
			SVCS 10/20 THRU 11/19/19								
							COMCAST			127.37	003058
10/29/19	00196	10/22/19	76760184	201910	320-57200-46000			*	55.00		
			REPLACE TOILET TANK LEVER								
		10/22/19	76760184	201910	320-57200-46000			V	55.00-		
			REPLACE TOILET TANK LEVER								
							FCC CARPENTRY& GENERAL PAINTING LLC			.00	003059
10/29/19	00002	10/22/19	6-774-86	201910	310-51300-42000			*	16.43		
			DELIVERIES THRU 10/15/19								
							FEDEX			16.43	003060
10/29/19	00030	10/22/19	27426-09	201909	330-53800-43000			*	20.09		
			ELECTRIC 9/20 - 10/22/19								
							FLORIDA POWER & LIGHT COMPANY			20.09	003061
10/29/19	00114	10/23/19	1383533	201910	320-57200-54000			*	146.78		
			LIFE SAFETY PERMIT								
							MIAMI-DADE FIRE RESCUE DEPARTMENT			146.78	003062

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10/29/19	00072	10/25/19	27653	201910 320-57200-46000		*	100.00		
				REPAIRS/MAINT PLAYGROUND					
		10/25/19	27654	201910 320-57200-46000		*	510.00		
				REPAIRS/MAINT					
					ORTIZ CONSTRUCTION SERVICES			610.00	003063
10/29/19	00082	10/22/19	15210	201910 320-57200-46005		*	4,147.50		
				PRESSURE WASH SVCS					
					PEOPLE'S CHOICE PRESSURE CLEANING			4,147.50	003064
11/05/19	00054	10/28/19	9422	201911 320-57200-52000		*	58.60		
				TOWEL ROLL WHITE EMBOSSED					
		11/01/19	9361	201911 320-57200-46002		*	2,990.98		
				SVCS 11/19					
		11/01/19	9362	201911 330-53800-46001		*	42.00		
				SVC 11/19					
					AMERICA SERVICE INDS.			3,091.58	003065
11/05/19	00141	10/20/19	6950442-	201911 320-57200-41000		*	322.20		
				SVC 10/20-11/19/19					
					AT&T			322.20	003066
11/05/19	00039	9/30/19	158732	201909 310-51300-31500		*	3,050.30		
				SVCS THRU 9/30/19					
					BILLING,COCHRAN,LYLES,MAURO & RAMSE			3,050.30	003067
11/05/19	00061	10/21/19	0384237-	201911 320-57200-41005		*	287.60		
				SVCS 10/25-11/24/19					
					COMCAST			287.60	003068
11/05/19	00006	10/01/19	74120	201910 310-51300-54000		*	175.00		
				ANNUAL FEE FY2019/2020					
					DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	003069
11/05/19	00187	10/22/19	827-1	201910 330-53800-46000		*	205.00		
				TRAVEL REIMB/SVC 10/15					
		10/22/19	828-1	201910 330-53800-46000		*	375.00		
				TRAVEL REIMB/SVC 10/15/19					
		10/22/19	830-1	201910 330-53800-46000		*	205.00		
				TRAVEL REIMB/SVC 10/17/19					
		10/22/19	831-1	201910 330-53800-46000		*	205.00		
				TRAVEL REIMB/SVC 10/18/19					
		10/22/19	833-1	201910 330-53800-46000		*	205.00		
				TRAVEL REIMB/SVC 10/21/19					
		11/04/19	836-1	201910 330-53800-46000		*	205.00		
				TRAVEL REIMB/SVC 10/23/19					

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		11/04/19	838-1	201910 330-53800-46000		*	432.50		
				TRAVEL REIMB/SVC 10/28/19					
		11/04/19	841-1	201910 330-53800-46000		*	205.00		
				TRAVEL REIMB/SVC 10/31/19					
		11/04/19	845-1	201911 330-53800-46000		*	685.00		
				TRAVEL REIMB/SVC 11/01/19					
					DML SECURITY SYSTEMS			2,722.50	003070
11/05/19	00027	11/01/19	3226	201911 320-53800-46800		*	800.00		
				MAINT 11/19					
					ECO BLUE AQUATICS SERVICES, INC.			800.00	003071
11/05/19	00074	10/01/19	684297	201911 320-57200-34500		*	1,305.55		
				SVCS 11/01-11/30/19					
		10/01/19	684298	201911 330-53800-34501		*	12,087.34		
				SVCS 11/01-11/30/19					
					ENVERA			13,392.89	003072
11/05/19	00002	10/29/19	6-822-70	201910 310-51300-42000		*	25.97		
				DELIVERIES THRU 10/21/19					
					FEDEX			25.97	003073
11/05/19	00104	11/01/19	10590285	201911 320-57200-34200		*	21,255.00		
				MGMT FEE					
					FIRSTSERVICE RESIDENTIAL, INC.			21,255.00	003074
11/05/19	00126	10/29/19	41612	201910 320-57200-46001		*	75.00		
				MAINT/REPAIRS 10/29					
					THE FITNESS SOLUTION, INC.			75.00	003075
11/05/19	00085	10/24/19	01123-10	201910 330-53800-43100		*	28.64		
				SVCS 7/18-10/17/19					
					MIAMI-DADE WATER AND SEWER DEPT			28.64	003076
11/05/19	00015	11/01/19	000-0095	201911 310-51300-49100		*	3.15		
				FOLIO 36-6016-000-0095					
					MIAMI-DADE COUNTY TAX COLLECTOR			3.15	003077
11/05/19	00171	10/29/19	102019-A	201910 320-57200-49400		*	248.62		
				REIMB ARTS & CRAFTS 10/29					
		10/29/19	102019-P	201910 320-57200-49400		*	267.00		
				PETTY CASH REIMB 10/29/19					
					PETTY CASH			515.62	003078
11/05/19	00191	8/15/19	9485615	201908 320-57200-51000		*	29.98		
				ADHESIVE/GREASE RMVR					

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		8/15/19	9509276	201908	320-57200-51000			*	239.95		
			COPY PAPER/HARDFLOOR STAN								
		8/15/19	9512101	201908	320-57200-51000			*	13.99		
			QB HD DRING VIEW WITH EAS								
							QUILL CORPORATION			283.92	003079
11/05/19	00157	11/01/19	31110119	201911	320-53800-46200			*	14,762.00		
			MAINT 11/19								
		11/01/19	33110119	201911	320-57200-46200			*	2,580.00		
			MAINT 11/19								
							TONY'S NURSERY & GARDEN			17,342.00	003080
11/05/19	00192	11/01/19	24869	201911	330-53800-34504			*	765.00		
			MONITORING 11/19								
							VIRTUAL GUARD, INC.			765.00	003081
11/13/19	00200	10/18/19	35699	201910	320-57200-46000			*	400.00		
			RELOCATE CABLES								
							ADVANCED TECHNOLOGY & SECURITY			400.00	003082
11/13/19	00061	11/01/19	6535605-	201911	330-53800-41005			*	131.23		
			SVCS 11/05-12/04/19								
							COMCAST			131.23	003083
11/13/19	00196	10/14/19	76760183	201910	320-57200-46000			*	642.59		
			REPLC B/SWING-CK REISSUED								
		10/22/19	76760184	201910	320-57200-46000			*	55.00		
			REPLC T/LEVER-CHK REISSUE								
							FCC CARPENTRY& GENERAL PAINTING LLC			697.59	003084
11/13/19	00126	11/11/19	41706	201911	320-57200-46001			*	653.53		
			MAINT/REPAIRS								
		11/11/19	41707	201911	320-57200-46001			*	250.00		
			ROUTINE MAINT								
							THE FITNESS SOLUTION, INC.			903.53	003085
11/13/19	00016	11/01/19	20181238	201911	310-51300-34000			*	4,519.75		
			MANAGEMENT FEES 11/19								
		11/01/19	20181238	201911	310-51300-31300			*	458.33		
			DISSEMINATION AGENT SVCS								
		11/01/19	20181238	201911	310-51300-51000			*	.15		
			OFFICE SUPPLIES								
		11/01/19	20181238	201911	310-51300-42000			*	54.95		
			POSTAGE AND DELIVERY								
		11/01/19	20181238	201911	310-51300-42500			*	61.95		
			COPIES								

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		11/01/19	20181238	201911	310-51300-41000			*	12.74		
			TELEPHONE								
		11/01/19	20181238	201911	320-53800-49300			*	472.69		
			DOMAIN RENEWAL								
		11/01/19	20181239	201911	320-53800-34000			*	2,042.50		
			FIELD SVCS 11/19								
							GOVERNMENTAL MANAGEMENT SERVICES -			7,623.06	003086
11/13/19	00085	11/05/19	48057014	201910	330-53800-43100			*	22.23		
			SVCS 07/26 THRU 10/25/19								
							MIAMI-DADE WATER AND SEWER DEPT			22.23	003087
11/13/19	00085	11/05/19	26192314	201909	320-57200-43100			*	3,834.27		
			SVCS 7/26 THRU 10/25/19								
							MIAMI-DADE WATER AND SEWER DEPT			3,834.27	003088
11/13/19	00171	11/06/19	112019	201911	320-57200-52000			*	92.83		
			UNIFORMS								
							PETTY CASH			92.83	003089
11/13/19	00168	11/10/19	1043	201911	320-57200-49400			*	360.00		
			TREE LIGHTING EVENT								
							RECREA GROUP INC			360.00	003090
11/13/19	00118	11/09/19	80564215	201911	320-57200-51000			*	339.94		
			SUPPLIES								
							STAPLES			339.94	003091
11/22/19	00148	11/18/19	158.5861	201911	320-57200-42500			*	116.02		
			COPIER SVC AGREEMENT								
							ADVANCED BUSINESS COMPUTERS INC.			116.02	003092
11/22/19	00128	11/13/19	5316	201910	310-51300-31100			*	470.00		
			SERVICE TRHU 11/08/2019								
							ALVAREZ ENGINEERS, INC.			470.00	003093
11/22/19	00054	12/01/19	9494	201912	320-57200-46002			*	2,990.98		
			DEC 2019 JANITORIAL SVCS.								
		12/01/19	9495	201912	330-53800-46001			*	42.00		
			DEC 2019 JANITORIAL SVCS.								
							AMERICA SERVICE INDS.			3,032.98	003094
11/22/19	00061	11/16/19	0463346-	201912	330-53800-41005			*	127.37		
			SERVICE THRU 12/19/2019								
							COMCAST			127.37	003095

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11/22/19	00074	11/01/19	685095	201912	320	57200-34500				*	1,305.55		
			POOL MONITORING										
		11/01/19	685096	201912	330	53800-34501				*	12,087.34		
			VIRTUAL GUARD MONITORING										
									ENVERA			13,392.89	003096
11/22/19	00002	11/12/19	68353926	201911	310	51300-42000				*	16.47		
			DELIVERIE STHRU 11/12/19										
									FEDEX			16.47	003097
11/22/19	00126	11/15/19	41800	201911	320	57200-46001				*	143.68		
			PARTS-TECHNOGYM SPIN BIKE										
									THE FITNESS SOLUTION, INC.			143.68	003098
11/22/19	00030	11/12/19	40144-11	201911	330	53800-43000				*	95.93		
			SERVICE THRU 11/12/2019										
		11/15/19	40143-11	201911	330	53800-43000				*	102.60		
			SERVICE THRU 11/15/2019										
		11/15/19	53592-11	201911	320	57200-43000				*	2,589.03		
			SERVICE TRRU 11/15/2019										
									FLORIDA POWER & LIGHT COMPANY			2,787.56	003099
11/22/19	00072	11/18/19	27681	201911	320	57200-46000				*	375.00		
			REPLACE EXIT COMBO LIGHTS										
									ORTIZ CONSTRUCTION SERVICES			375.00	003100
11/22/19	00168	11/18/19	1065	201911	320	57200-49400				*	300.00		
			COUNTDOWN-HOLIDAY LIGHTS										
									RECREA GROUP INC			300.00	003101
11/22/19	00192	10/01/19	24541	201911	330	53800-34504				*	765.00		
			VG VIDEO MONITORING SVCS.										
		11/14/19	25010	201911	330	53800-46000				*	2,071.70		
			POE & SWITCH/SVC. CALL										
									VIRTUAL GUARD, INC.			2,836.70	003102
12/05/19	00149	11/27/19	3038	201911	320	53800-46002				*	175.00		
			RESET TIMERS EXTERIOR LIG										
									ALL STAR ELECTRICAL SERVICES, INC.			175.00	003103
12/05/19	00054	11/14/19	9583	201911	320	57200-52000				*	88.89		
			SUPPLIES										
									AMERICA SERVICE INDS.			88.89	003104
12/05/19	00141	11/20/19	6950442-	201912	320	57200-41000				*	429.34		
			SVCS 11/20-12/19										
									AT&T			429.34	003105

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12/05/19	00039	10/31/19	159376 SVCS THRU 10/31/19	201910	310-51300-31500			*	2,300.00		
							BILLING,COCHRAN,LYLES,MAURO & RAMSE			2,300.00	003106
12/05/19	00120	11/01/19	40136 SVCS 11/19	201911	320-57200-45300			*	3,200.00		
		12/01/19	40413 SVCS 12/19	201912	320-57200-45300			*	3,200.00		
							BLUE MAGIC POOL SERVICES			6,400.00	003107
12/05/19	00061	11/21/19	0384237- SVCS 11/25-12/24/19	201912	330-53800-41005			*	287.60		
							COMCAST			287.60	003108
12/05/19	00027	12/01/19	3259 MAINT 12/19	201912	320-53800-46800			*	800.00		
							ECO BLUE AQUATICS SERVICES, INC.			800.00	003109
12/05/19	00002	11/26/19	6-849-32 DELIVERIES THRU 11/15/19	201911	310-51300-42000			*	16.43		
							FEDEX			16.43	003110
12/05/19	00165	11/25/19	7257 SVCS 11/19	201911	330-53800-34500			*	1,000.00		
		11/25/19	7258 SVCS 10/19	201910	330-53800-34500			*	1,000.00		
							FIELD FORCE PROTECTIVE SERVICES			2,000.00	003111
12/05/19	00104	12/01/19	10596724 MANAGEMENT FEES	201912	320-57200-34200			*	21,255.00		
							FIRSTSERVICE RESIDENTIAL, INC.			21,255.00	003112
12/05/19	00126	12/04/19	41983 ROUTINE MAINT 12/19	201911	320-57200-46001			*	75.00		
							THE FITNESS SOLUTION, INC.			75.00	003113
12/05/19	00055	11/26/19	01-39506 INSIDE SPRAY 11/12/19	201911	320-57200-46003			*	55.00		
							GLOBAL PEST CONTROL & LAWN CARE SVC			55.00	003114
12/05/19	00016	12/01/19	20181240 MANAGEMENT FEES 12/19	201912	310-51300-34000			*	4,519.75		
		12/01/19	20181240 DISSEMINATION AGENT SVCS	201912	310-51300-31300			*	458.33		
		12/01/19	20181240 POSTAGE AND DELIVERY	201912	310-51300-42000			*	22.08		

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/01/19	20181240	201912	310	51300-42500				*	9.45		
			COPIES										
		12/01/19	20181241	201912	320	53800-34000				*	2,042.50		
			FIELD SVCS 12/19										
									GOVERNMENTAL MANAGEMENT SERVICES -			7,052.11	003115
12/05/19	00171	11/20/19	112019	201911	320	57200-49400				*	272.65		
			PETTY CASH REIMB 11/19										
		11/20/19	112019-A	201911	320	57200-49400				*	190.80		
			ARTS & CRAFTS CASH JOURNA										
									PETTY CASH			463.45	003116
12/05/19	00191	12/02/19	2996999	201912	320	57200-51000				*	14.18		
			RING BINDER										
		12/02/19	3014598	201912	320	57200-51000				*	260.85		
			SUPPLIES										
		12/02/19	3015121	201912	320	57200-51000				*	13.98		
			LOCK FOR FILE BOX										
		12/03/19	2991235	201912	320	57200-51000				*	25.99		
			OEENV -BRWNKFT100										
									QUILL CORPORATION			315.00	003117
12/05/19	00123	12/03/19	43855	201911	320	57200-46000				*	150.00		
			REPLACE CHILD PROOF GATE										
									SITE MAINTENANCE			150.00	003118
12/05/19	00118	11/23/19	80565783	201911	320	57200-51000				*	325.12		
			SUPPLIES										
									STAPLES			325.12	003119
12/05/19	00157	12/01/19	31120119	201912	320	53800-46200				*	14,762.00		
			MAINT 12/19										
		12/01/19	3312019	201912	320	57200-46200				*	2,580.00		
			MAINT 12/19										
									TONY'S NURSERY & GARDEN			17,342.00	003120
									TOTAL FOR BANK A		314,564.46		
									TOTAL FOR REGISTER		314,564.46		

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

							$1,538,013.20	$1,718,572.78	$1,271,671.67	$4,528,257.65
		TOTAL ASSESSMENT LEVY						**ASSESSED THROUGH COUNTY**		
							33.96%	37.95%	28.0830%	100.00%
							36300.10000	36300.10000	36300.10000	
DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2012 DSF Portion	2014 DSF Portion	Total
11/22/2019	6/1/19-11/8/19	$200,713.75	$8,122.79	$1,925.91	$0.00	$190,665.05	$64,758.98	$72,361.56	$53,544.51	$190,665.05
12/3/2019	11/9/19-11/14/19	$127,286.16	$5,091.46	$1,221.95	$0.00	$120,972.75	$41,088.14	$45,911.80	$33,972.81	$120,972.75
12/10/2019	11/15/19-11/30/19	$3,324,293.07	$132,971.12	$31,913.22	$0.00	$3,159,408.73	$1,073,086.54	$1,199,064.69	$887,257.50	$3,159,408.73
	TOTAL	$3,652,292.98	$146,185.37	$35,061.08	$0.00	$3,471,046.53	$1,178,933.66	$1,317,338.05	$974,774.82	$3,471,046.53

Assessed on Roll:

80.66% Gross Collections
$875,964.67 Gross Balance Due

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.	
O & M	$1,538,013.20	33.9648%	$1,178,933.66	($1,178,933.66)	$0.00	
2012 DEBT SERVICE	$1,718,572.78	37.9522%	$1,317,338.05	$0.00	**$1,317,338.05**	**V#86 001.300.20700.10000**
2014 DEBT SERVICE	$1,271,671.67	28.0830%	$974,774.82	$0.00	**$974,774.82**	**V#115 001.300.20700.10000**
TOTAL	$4,528,257.65	100.00%	$3,471,046.53	($1,178,933.66)	$2,292,112.87	

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	2012A AMOUNT	2014A AMOUNT
TOTAL		$0.00	$0.00
Amount due:		$1,317,338.05	$974,774.82

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

November 30, 2019

	General	Major Funds Debt Service	Capital Projects	Total Governmental Funds
ASSETS:				
Cash	$227,977	---	---	$227,977
Petty Cash	$654	---	---	$654
Assessments Receivable	$1,114,175	$2,166,207	---	$3,280,381
Due From Other Funds	$5,587	$126,497	---	$132,084
Investment - SBA - Surplus	$1,291,658	---	---	$1,291,658
Investment - SBA - Field Reserves	$195,746	---	---	$195,746
Investment - SBA - Clubhouse Reserves	$163,195	---	---	$163,195
Series 2012 Investments:				
Reserve A	---	$824,569	---	$824,569
P & I Account	---	$3	---	$3
Interest	---	$230	---	$230
Revenue A	---	$73,029	---	$73,029
Sinking	---	$83	---	$83
Construction	---	---	$2	$2
Series 2014 Investments:				
Reserve A	---	$150,466	---	$150,466
Interest A	---	$134	---	$134
Revenue A	---	$158,916	---	$158,916
Sinking A	---	$85	---	$85
Construction	---	---	$310,468	$310,468
Deposits-Utilities	$6,000	---	---	$6,000
Prepaid Expenses	$17,358	---	---	$17,358
TOTAL ASSETS	$3,022,350	$3,500,218	$310,470	$6,833,038
LIABILITIES:				
Accounts Payable	$8,849	---	---	$8,849
Due to Other Funds	$126,497	---	$5,587	$132,084
TOTAL LIABILITIES	$135,346	$0	$5,587	$140,933
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	$23,358	---	---	$23,358
Restricted:				
Debt Service	---	$3,500,218	---	$3,500,218
Capital Projects	---	---	$304,883	$304,883
Assigned	$196,813	---	---	$196,813
Unassigned	$2,666,833	---	---	$2,666,833
TOTAL FUND BALANCES	$2,887,004	$3,500,218	$304,883	$6,692,105
TOTAL LIABILITIES & FUND BALANCES	$3,022,350	$3,500,218	$310,470	$6,833,038

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
REVENUES:				
Maintenance Assessments	$1,461,113	$1,178,934	$1,178,934	$0
Interest Income	$500	$83	$6,021	$5,938
Rental Income	$5,000	$833	$0	($833)
Virtual Guard Passes	$0	$0	$610	$610
TOTAL REVENUES	**$1,466,613**	**$1,179,850**	**$1,185,565**	**$5,714**
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	$12,000	$2,000	$0	$2,000
FICA Taxes	$918	$153	$0	$153
Engineering	$11,800	$1,967	$470	$1,497
Arbitrage Calculation	$1,200	$200	$0	$200
Dissemination	$5,500	$917	$917	$0
Attorney	$45,000	$7,500	$2,300	$5,200
Annual Audit	$6,800	$1,133	$500	$633
Trustee Fees	$12,854	$2,142	$0	$2,142
Management Fees	$54,237	$9,040	$9,040	$0
Telephone	$200	$33	$13	$21
Postage	$1,200	$200	$190	$10
Printing & Binding	$2,250	$375	$295	$80
Insurance	$12,106	$12,106	$11,280	$826
Legal Advertising	$500	$83	$0	$83
Other Current Charges	$550	$92	$218	($126)
Property Taxes	$150	$150	$3	$147
Office Supplies	$500	$83	$21	$63
Dues, Licenses & Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	**$167,940**	**$38,349**	**$25,420**	**$12,929**
FIELD:				
Field Management	$24,510	$4,085	$4,085	$0
General Maintenance	$0	$0	$4,969	($4,969)
Landscape Maintenance	$177,144	$29,524	$29,524	$0
Landscape-Extra to Contract	$50,000	$50,000	$0	$50,000
Irrigation	$0	$0	$0	$0
Mulch	$21,500	$0	$0	$0
Tree Trimming	$6,480	$1,080	$0	$1,080
Lake Maintenance	$9,600	$1,600	$1,600	$0
Lake Debris Removal	$1,000	$167	$0	$167
Mitigation Maintenance	$2,028	$338	$0	$338
Contingency	$23,944	$3,991	$0	$3,991
Pet Stations	$2,726	$454	$0	$454
Pressure Washing	$15,000	$15,000	$0	$15,000
Website Maintenance	$3,000	$500	$473	$27
Culvert Inspection	$12,800	$2,133	$0	$2,133
Reserves	$50,000	$8,333	$0	$8,333
Holiday Lighting	$27,292	$27,292	$24,998	$2,295
Special Projects	$30,000	$5,000	$0	$5,000
TOTAL FIELD	**$457,024**	**$149,497**	**$65,648**	**$83,849**

LAKES BY THE BAY SOUTH

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
SECURITY GATE SERVICE				
Security	$150,000	$25,000	$24,175	$825
Enhanced Security	$146,000	$24,333	$4,295	$20,038
Transponders	$11,475	$1,913	$0	$1,913
Management Fees	$24,000	$4,000	$4,000	$0
Gate Repairs & Maintenance	$31,500	$5,250	$0	$5,250
Building Repairs & Maintenance	$5,000	$833	$0	$833
Electric	$8,000	$1,333	$199	$1,135
Water	$3,000	$500	$51	$449
Phone & Internet Service	$2,000	$333	$390	($56)
Computer & Supplies	$2,000	$333	$0	$333
Janitorial Services	$5,000	$833	$84	$749
Contingency	$40,000	$6,667	$0	$6,667
TOTAL SECURITY GATE SERVICE	**$427,975**	**$71,329**	**$33,193**	**$38,136**
CLUBHOUSE:				
Access Control	$3,500	$583	$0	$583
Alarm Monitoring	$2,000	$333	$147	$187
Pool Monitoring	$15,667	$2,611	$2,611	$0
Air Conditioning Maint Contract	$2,310	$385	$385	$0
Fitness Equipment Maintenance	$10,000	$1,667	$1,272	$394
Electric	$32,000	$5,333	$2,589	$2,744
Cable/Internet Services	$3,500	$583	$288	$296
Insurance	$23,975	$23,975	$26,481	($2,506)
Janitorial Maintenance	$35,016	$5,836	$5,982	($146)
Janitorial Supplies	$2,750	$458	$0	$458
Landscape Maintenance	$32,750	$5,458	$5,160	$298
Landscape Replacement	$5,000	$833	$0	$833
Porter - Handyman	$5,400	$900	$0	$900
Office Equipment Maintenance	$3,000	$500	$205	$295
Management Fees	$26,383	$4,397	$4,666	($269)
Office Supplies/Clubhouse Supplies	$2,000	$333	$905	($572)
Onsite Club Management Fees	$61,875	$10,313	$10,944	($631)
Onsite Club Facilitator	$129,476	$21,579	$22,900	($1,321)
Seasonal Staff	$2,835	$473	$0	$473
Pest Control	$1,000	$167	$110	$57
Pool & Spa Maintenance	$41,500	$6,917	$6,400	$517
Repairs and Maintenance	$20,000	$3,333	$2,233	$1,101
Special Events	$14,897	$2,483	$5,831	($3,348)
Telephone	$3,840	$640	$627	$13
Trash Collection	$1,000	$1,000	$992	$8
Water & Sewer	$23,000	$3,833	$0	$3,833
Window Cleaning/Pressure Cleaning	$6,500	$1,083	$4,148	($3,064)
Holiday Lighting	$22,810	$3,802	$0	$3,802
Contingency	$15,000	$2,500	$0	$2,500
Capital Reserve	$61,503	$10,251	$0	$10,251
TOTAL CLUBHOUSE	**$610,487**	**$122,560**	**$104,875**	**$17,685**
TOTAL EXPENDITURES	**$1,663,426**	**$381,736**	**$229,137**	**$152,599**
Excess (deficiency) of revenues over (under) expenditures	**($196,813)**	**$798,114**	**$956,428**	**$158,313**
Net change in fund balance	**($196,813)**	**$798,114**	**$956,428**	**$158,313**
FUND BALANCE - Beginning	$196,813		$1,930,576	
FUND BALANCE - Ending	$0		$2,887,004	

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012
DEBT SERVICE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
REVENUES:				
Assessments - On Roll	$1,631,961	$1,317,338	$1,317,338	$0
Interest Income	$9,500	$1,583	$2,874	$1,290
TOTAL REVENUES	**$1,641,461**	**$1,318,921**	**$1,320,212**	**$1,290**
EXPENDITURES:				
Series 2012A				
Interest - 11/1	$588,819	$588,819	$588,819	$0
Principal - 11/1	$470,000	$470,000	$470,000	$0
Interest - 5/1	$577,069	$0	$0	$0
TOTAL EXPENDITURES	**$1,635,888**	**$1,058,819**	**$1,058,819**	**$0**
Excess (deficiency) of revenues over (under) expenditures	**$5,573**	**$260,103**	**$261,393**	**$1,290**
Net change in fund balance	**$5,573**	**$260,103**	**$261,393**	**$1,290**
FUND BALANCE - Beginning	$1,108,304		$1,954,198	
FUND BALANCE - Ending	$1,113,877		$2,215,591	

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014
DEBT SERVICE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
REVENUES:				
Assessments - On Roll	$1,208,092	$974,775	$974,775	$0
Interest Income	$0	$0	$945	$945
TOTAL REVENUES	**$1,208,092**	**$974,775**	**$975,720**	**$945**
EXPENDITURES:				
Series 2014A				
Interest - 11/1	$333,653	$333,653	$333,653	($0)
Interest - 5/1	$333,653	$0	$0	$0
Principal - 5/1	$535,000	$0	$0	$0
TOTAL EXPENDITURES	**$1,202,306**	**$333,653**	**$333,653**	**($0)**
Excess (deficiency) of revenues over (under) expenditures	**$5,786**	**$641,122**	**$642,066**	**$945**
Net change in fund balance	**$5,786**	**$641,122**	**$642,066**	**$945**
FUND BALANCE - Beginning	$480,406		$642,560	
FUND BALANCE - Ending	$486,192		$1,284,627	

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2020

Series 2012, Special Assessment Bonds		
Interest Rate;	5.00%	
Maturity Date:	11/1/2024	$3,190,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/2033	$6,995,000.00
Interest Rate;	5.75%	
Maturity Date:	5/1/2042	$11,320,000.00
Bonds outstanding - 9/30/2019		$21,505,000.00
Less:	November 01, 2019 (Mandatory)	($470,000.00)
Current Bonds Outstanding		**$21,035,000.00**

Series 2014, Special Assessment Bonds		
Interest Rate:	5.125%	
Maturity Date:	5/1/2024	$2,945,000.00
Interest Rate:	5.625%	
Maturity Date:	5/1/2034	$9,180,000.00
Bonds outstanding - 9/30/2019		$12,125,000.00
Less:	May 1, 2020 (Mandatory)	$0.00
Current Bonds Outstanding		**$12,125,000.00**

Total Current Bonds Outstanding	**$33,160,000.00**

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012
CAPITAL PROJECTS FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
REVENUES:				
Interest Income	$0	$0	$0	$0
TOTAL REVENUES	**$0**	**$0**	**$0**	**$0**
EXPENDITURES:				
Capital Outlay	$0	$0	$0	$0
TOTAL EXPENDITURES	**$0**	**$0**	**$0**	**$0**
Excess (deficiency) of revenues over (under) expenditures	**$0**	**$0**	**$0**	**$0**
OTHER FINANCING SOURCES/(USES)				
Interfund Transfer In/(Out)	$0	$0	$0	$0
Bond Proceeds	$0	$0	$0	$0
TOTAL OTHER FINANCING SOURCES/(USES)	**$0**	**$0**	**$0**	**$0**
Net change in fund balance	**$0**	**$0**	**$0**	**$0**
FUND BALANCE - Beginning	$0		$2	
FUND BALANCE - Ending	$0		$2	

LAKES BY THE BAY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014
CAPITAL PROJECTS FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
REVENUES:				
Interest Income	$0	$0	$479	$479
TOTAL REVENUES	**$0**	**$0**	**$479**	**$479**
EXPENDITURES:				
Capital Outlay	$0	$0	$48,457	($48,457)
TOTAL EXPENDITURES	**$0**	**$0**	**$48,457**	**($48,457)**
Excess (deficiency) of revenues over (under) expenditures	**$0**	**$0**	**($47,978)**	**($47,978)**
Net change in fund balance	**$0**	**$0**	**($47,978)**	**($47,978)**
FUND BALANCE - Beginning	$0		$352,859	
FUND BALANCE - Ending	$0		$304,881	

Lakes by the Bay South

Community Development District

Series 2012 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2019

Opening Balance in Construction Account		$0.00
Source of Funds:	Interest Earned	$62.94
	Interfund Transfers	($441,714.71)
	Bond Proceeds	$22,303,799.17
Use of Funds:		
Disbursements:	Clubhouse	($19,982,039.81)
	Cameras & Security Equipment	($36,790.00)
	SW 223rd Road Closure	($95,629.39)
	Buffer Replanting	($38,593.00)
	Engineering Fees	($3,344.78)
	Contingency	($6,064.00)
	COI	($1,699,684.52)
Adjusted Balance in Construction Account at November 30, 2019		**$1.90**

2. Funds Available For Construction at November 30, 2019

Book Balance of Construction Fund November 30, 2019	$1.90
Construction Funds available at November 30, 2019	$1.90

3. Investments - Wells Fargo

November 30, 2019	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.01%		$1.90	$1.90

Outstanding Transfer	$0.00
Contracts Payable	$0.00
Balance at 11/30/2019	**$1.90**

Lakes by the Bay South

Community Development District

Series 2014 Special Assessment Refunding Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2019

Opening Balance in Construction Account		$0.00
Source of Funds:	Interest Earned	$16,602.86
	Interfund Transfers	($1,763.58)
	Bond Proceeds	$1,353,952.90
Use of Funds:		
Disbursements:	Clubhouse Project	($115,996.25)
	Atrium Project	($1,069.99)
	Lobby Project	$0.00
	Gym Equipment	($30,843.31)
	Parking Lot Project	$0.00
	Splash-Kids Pool	($12,338.00)
	Linear Park	($19,399.09)
	Clubbhouse Repairs & Replacements	($159,965.88)
	Engineering Fees and Others	($9,022.40)
	Permits and Contingencies	($7,500.00)
	Cost of Issuance	($702,189.40)
Adjusted Balance in Construction Account at November 30, 2019		**$310,467.86**

2. Funds Available For Construction at November 30, 2019

Book Balance of Construction Fund November 30, 2019	$310,467.86
Construction Funds available at November 30, 2019	$310,467.86

3. Investments - Wells Fargo

November 30, 2019	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	0.01%		$310,467.86	$310,467.86

Outstanding Transfer	$0.00
Contracts Payable	$0.00
Balance at 11/30/2019	**$310,467.86**