

# Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<https://laurelroadcdd.com/>

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The following is the agenda for the Board of Supervisors Meeting for the **Laurel Road Community Development District** scheduled to be held **Wednesday, October 11, 2023, at 12:30 PM located at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 2536 634 0209**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

#### **1. Consent Agenda**

- a. Minutes of the September 13, 2023, Board of Supervisors' Meeting
- b. Minutes of the September 13, 2023, Auditor Selection Committee Meeting
- c. Bay Area Bobcat Proposal to Cut Lots 198 - 231
- d. Ferguson Waterworks PO No. 211511
- e. Funding Requests Nos. 124 – 126
- f. Payment Authorizations Nos. 017 – 019
- g. Series 2021 Requisitions Nos. 001 – 026 & 066 – 110
- h. District Financial Statements

### **Business Matters**

- 2. Consideration of Resolution 2024-01, Setting a Public Hearing for the Adoption of Rules and Regulations for Amenity Facilities**
- 3. Consideration of Forsberg Proposal for Modifications to the Aria and Fiore Lift Stations**

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests and Comments**



## Adjournment



**Laurel Road  
Community Development District**

Consent Agenda

**Laurel Road  
Community Development District**

Minutes of the September 13, 2023,  
Board of Supervisors Meeting

## **MINUTES OF MEETING**

### **LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING**

**Wednesday, September 13, 2023, at 12:30 p.m.**

**5800 Lakewood Ranch Blvd,  
Sarasota, FL 34240**

Board Members present at roll call:

Pete Williams	Chairperson
John Blakley	Assistant Secretary
John Leinaweaver	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present at roll call via speakerphone or in-person:

Vivian Carvalho	PFM Group Consulting LLC - District Manager	
Venessa Ripoll	PFM Group Consulting LLC - District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC - ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC - District Accountant	(via phone)
Tom Panaseney	Neal Communities	(via phone)
Bobbi Claybrooke	District Engineer	(via phone)
John McKay	J.H. McKay, LLC	
Mike Kennedy	Stantec	
Andy Richardson	Neal Land & Neighborhoods	(via phone)

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

#### **Roll Call**

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:30 p.m. Those in attendance are outlined above either in person or via speakerphone.

#### **Public Comment Period**

There were no public comments.

### **Consideration of the Minutes of the August 9, 2023, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Minutes of the August 9, 2023, Board of Supervisors' Meeting.

**SECOND ORDER OF BUSINESS**

**Business Matters**

**Appointment of the Auditor Selection Committee**

Ms. Carvalho noted that in previous years the Board has appointed itself as the committee.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor the Board appointed themselves as the Auditor Selection Committee.

**Consideration of Waterscapes Pools & Spas Vistera Community Pool Proposal**

Mr. Panaseney requested that the item be tabled. This item was tabled.

**Consideration of Updated Contractor Pre-Qualifications**

Ms. Claybrooke stated that the District had 7 pre-qualified contractors and had advertised to add two more, she had provided a ranking for Firethorn and Deme. She noted that, primarily due to Bonding Limits, the two new contractors were ranked a bit lower than the previously qualified ones. Mr. Kennedy had some comments on the rankings of the proposals received.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the updated Contractor Pre-Qualifications list, subject to the removal of Jon M. Hall.

Mr. Kennedy also stated that they had submitted 60% of the plan for the Laurel Road project and are moving along with the permitting of the roadway. There is grant money involved from the State Legislature and the County was the recipient of the grant.

**Ratification of Advanced Aquatic Addendum Waterway Management Proposal**

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Advanced Aquatic Addendum Waterway Management Proposal.

**Ratification of District Management Fee Agreement**

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the District Management Fee Agreement.

**Ratification of Forsberg Construction Inc. Change Order No. 17 for Visterra of Venice Phase 1**

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board ratified the Forsberg Construction Inc. Change Order No. 17 for Visterra of Venice Phase 1.

**Ratification of Forsberg Construction Inc. Change Order No. 18 for Visterra of Venice Phase 1**

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Forsberg Construction Inc. Change Order No. 18 for Visterra of Venice Phase 1.

**Ratification of Funding Requests Nos. 119 – 123**

The Board reviewed the funding requests.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified funding requests Nos. 119 – 123.

## **Ratification of Payment Authorizations Nos. 011 – 016**

The Board reviewed the payment authorizations.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified Payment Authorizations Nos. 011 – 016.

## **Review of District Financial Statements**

The Board reviewed the District Financials as of July 31, 2023.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the District Financial Statements.

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

**District Counsel** – Not present.

**District Engineer** – No report.

**District Manager** – Ms. Carvalho stated that the next Board meeting is scheduled for October 11, 2023, at 12:30 p.m.

#### **Audience Comments and Supervisor Requests**

There were no requests at this time.

### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

There were no other questions or comments.



ON MOTION by Mr. Weidemiller, seconded by Mr. Leinaweaver, with all in favor, the September 13, 2023, Board of Supervisors' Meeting for the Laurel Road Community Development District was adjourned at 12:48 p.m.

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

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

**Laurel Road  
Community Development District**

Minutes of the September 13, 2023,  
Auditor Selection Committee Meeting

## **MINUTES OF MEETING**

### **LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION COMMITTEE MEETING**

**Wednesday, September 13, 2023, at 12:30 p.m.  
5800 Lakewood Ranch Blvd,  
Sarasota, FL 34240**

Board Members present at roll call:

Pete Williams	Committee Member
John Blakley	Committee Member
John Leinaweaver	Committee Member
Dale Weidemiller	Committee Member

Also present at roll call via speakerphone or in-person:

Vivian Carvalho	PFM Group Consulting LLC - District Manager	
Venessa Ripoll	PFM Group Consulting LLC - District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC - ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC - District Accountant	(via phone)
Tom Panaseny	Neal Land & Neighborhoods	(via phone)
Bobbi Claybrooke	District Engineer	(via phone)
John McKay	J.H. McKay, LLC	
Mike Kennedy	Stantec	
Andy Richardson	Neal Land & Neighborhoods	(via phone)

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

#### **Roll Call**

The Auditor Selection Committee Meeting for Laurel Road CDD was called to order at 12:50 p.m. Those in attendance are outlined above either in person or via speakerphone.

#### **Public Comment Period**

There were no public comments.

#### **Review and Approval of Audit Documents**

- **Audit RFP Notice**
- **Instructions to Proposers**
- **Evaluation Criteria – with and without price**

Ms. Carvalho presented the Audit Documents and asked the Committee if they would like to move forward with adopting Evaluation Criteria with or without price.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved to proceed with the RFP with price and have the RFP due before the November 8, 2023 meeting.

The Board agreed to include a definite date that the RFPs are completed by. They also wanted to include a provision on the engagement letter to have a draft audit 30 days before the filing date outlined in the bond documents.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board amended their motion to include dates by which the RFP will need to be submitted and the provision in the engagement letter to have a draft audit 30 days before the filing date outlined in the bond documents.

## **SECOND ORDER OF BUSINESS**

## **Adjournment**

There were no other questions or comments.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the September 13, 2023, Auditor Selection Committee Meeting for the Laurel Road Community Development District was adjourned at 12:54 p.m.

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

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

**Laurel Road  
Community Development District**

Bay Area Bobcat Proposal to Cut Lots 198 – 231

# ESTIMATE



## Prepared For

PFM Group Consulting  
3501 Quadrangle Blvd, Ste. 270  
Orlando, florida 32817

## VISCDDP1 - Earthwork

### Bay Area Bobcat

12402 Lago Way  
Riverview, Florida 33579  
Phone: (813) 927-2204  
Email: JohnnyW2285@yahoo.com

Estimate # 41  
Date 09/13/2023

Description	Total
-------------	-------

15' Wide Swath	\$31,500.00
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15' Wide x 1,700' Long swath / Visterra

Site location: Visterra development Venice Fl.

Street location: Liberto Lane

Site work: Cut 15' wide strip of fill approximately 6"-8" deep and roughly 1,700' long. Across future garage pads/ back side of lots.

All fill that is cut out will be transferred to the large stockpile of dirt on site towards the west side of property.

The swath being cut out is approximately 10' in from curb and will stop approximately 25' in from curb.

Day rate: \$4,500.00 per day cost includes time, equipment and labor- Cut, load, haul and dump.

7-day job. Total=\$31,500.00


Exclusions\*\*\*

Not responsible for damage to curbing or roadway.

Not responsible for final grading

Not responsible for any broken underground pipes or wires.

Will go around any buildings or houses in the way of the path.

  
9/14/123

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<b>Subtotal</b>	\$31,500.00
<hr/>	
<b>Total</b>	<b>\$31,500.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document.



**Laurel Road  
Community Development District**

Ferguson Waterworks PO No. 211511

# PURCHASE ORDER No. 211511

Laurel Road  
Community Development District  
c/o

Forsberg Construction, Inc.  
645 Charlotte Street, Punta Gorda FL 33950  
Phone: (941) 637-8500 Fax: (941) 639-1073

Job No.: 21-05

P.O. Date: September 25, 2023

Project Name: Visterra of Venice Phase 1

Project Address: Laurel Road

Venice, Florida

Vendor: Ferguson Waterworks

Legal Desc.: Sec: 34, Twp: 38S, Range 19E

Address: 18305 Paulson Drive

County: Sarasota

Port Charlotte, FL 33954

Payment Terms: Net 30 days

Vendor Phone: 941-624-3494

Attention: Tyler Evenson

Vendor Fax: 941-627-3519

Quantity	Unit	Description	Unit Price	Total Price
1	LS	Amenity Center Material (see attached Exhibit "A")	\$ 14,702.60	\$ 14,702.60
Total Project Subtotal				\$ 14,702.60
Sales Tax @ 6 %				tax exempt
Discretionary Tax @ 1.0 % on 1st \$5,000.00				tax exempt
TOTAL				\$ 14,702.60

Ferguson Waterworks

Vendor name

TYLER EVENSON 09 / 25 / 2023

Authorized Agent (signature)

Date

Tyler Evenson

Authorized Agent (printed/typed)

Page 1 of 2

Laurel Road CDD

Chairman

X / /  
Authorized Agent (signature) Date

**! IMPORTANT !**

*\* SEE SPECIAL PROVISIONS ABOVE.*

*ADDITIONAL TERMS AND CONDITIONS ON PAGE 2*

07:18:18 SEP 25 2023

Page 1 of 2

FEL-PORT CHARLOTTE #1705

Price Quotation

Phone: 941-624-3494

Fax: 941-627-3519

EXHIBIT "A"

**Bid No:** B315303  
**Bid Date:** 09/25/23  
**Quoted By:** TAE

**Cust Phone:** 407-723-5900  
**Terms:** NET 10TH PROX

**Customer:** LAUREL ROAD COMMUNITY DEV  
VISTERA  
3501 QUADRANGLE BLVD STE 27  
ORLANDO, FL 32817

**Ship To:** LAUREL ROAD CDD  
LARUEL RD EAST OF I-75  
NOKOMIS, FL 34275

**Cust PO#:** AMENITY CENTER

**Job Name:** VISTERA

Item	Description	Quantity	Net Price	UM	Total
A08650020IBDW	8X20 F2648 W/TITE SLD HDPE PIPE	260	8.290	FT	2155.40
A10650020IBDW	10X20 F2648 W/TITE SLD HDPE PIPE	80	12.970	FT	1037.60
A0899WT	8 W/TITE 90 ELL	3	91.980	EA	275.94
A0867AA	8 N12 COR HDPE SNAP END CAP	2	19.460	EA	38.92
N2712AG8N	12X8 INLINE DRN W/ GRATE	1	650.000	EA	650.00
A1099WT	10 W/TITE MLD 90 ELL	3	181.260	EA	543.78
N2712AG10N	12X10 INLINE DRN W/ GRATE	3	650.000	EA	1950.00
	SUBTOTAL				6651.64
	----				
SDR26HWSPU14	6X14 SDR26 HW PVC GJ SWR PIPE	182	8.760	FT	1594.32
	SUBTOTAL				1594.32
	----				
MUL067206	6 PVC HW SWR GXGXG WYE	1	94.650	EA	94.65
MUL067376	6 PVC HW SWR GXS 45 ELL	1	34.880	EA	34.88
MUL340952	6 PVC SWR HUB FEM CO ADPT	1	31.550	EA	31.55
MUL340958	6 PVC SWR REC THRD CO PLUG	1	24.100	EA	24.10
U7621FE	R&C REV H/HOLE S CVR	1	95.000	EA	95.00
	SUBTOTAL				280.18
	----				
MUL043988	6 PVC SWR GSKT CAP	1	15.850	EA	15.85
	SUBTOTAL				15.85
	----				
DR14BPU	6 C900 DR14 PVC GJ BLUE PIPE	60	18.200	FT	1092.00
SPWPC6	6 SIGMA BELL REST F/ C900 *PVLOK	2	71.500	EA	143.00
DMJELTLAU	DOM 6 MJ C153 EPOX TEE	1	251.430	EA	251.43
AFC2606DLAFMM	6 DI MJ RW OL SS STEM VLV L/A	1	958.670	EA	958.67
I461SF	2PC SC CI VLV BX 19-22 FIRE	1	95.000	EA	95.00
WWGSCBU	3 BRS GATE VLV ID FIRE 6 *X	1	21.000	EA	21.00
E2006PEC	6 MEGALUG EBAASEAL ACCY PKG F/ PVC	6	67.590	EA	405.54
AFCB84BLAOLP	5-1/4 VO B84B HYD 4'0 OL L/A	1	3150.000	EA	3150.00
BP2B200NFGT242T	2X24 TEST BX W/ TEST BRD F/ WIRE CO	1	43.970	EA	43.97



**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to  
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1705&on=45073>

FEL-PORT CHARLOTTE #1705  
Price Quotation

Fax: 941-627-3519

07:18:18 SEP 25 2023

Reference No: B315303

SUBTOTAL	6160.61
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<b>Net Total:</b>	\$14702.60
<b>Tax:</b>	\$0.00
<b>Freight:</b>	\$0.00
<b>Total:</b>	\$14702.60

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>  
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with \*NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to  
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1705&on=45073>

**Laurel Road  
Community Development District**

Funding Requests Nos. 124 – 126

## LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

### Funding Requests Nos. 124 - 126

FR #	Description	Amount	Total
124	AM Engineering	\$ 9,381.88	
	Mike Armstrong Landscaping	\$ 49,518.34	
	Stantec Consulting Services	\$ 90,329.00	
			<b>\$149,229.22</b>
125	Point Break Surveying	\$ 1,350.00	
			<b>\$1,350.00</b>
126	Bay Area Bobcat	\$ 31,500.00	
	Ferguson Waterworks	\$ 2,643.18	
		\$ 10,088.93	
	Onsight Industries	\$ 60,789.00	
			<b>\$105,021.11</b>
		<b>Total</b>	<b>\$255,600.33</b>

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 124**

9/15/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>AM Engineering</b> Phase 1 Construction Engineering Services Through 08/25/2023	54162	\$ 9,381.88
2	<b>Mike Armstrong Landscaping</b> Visterra Pay Application 2		\$ 49,518.34
3	<b>Stantec Consulting Services</b> Design Ph II Services Through 09/01/2023	2128234	\$ 90,329.00
<b>TOTAL</b>			<b>\$ 149,229.22</b>

*Vivian Carvalho*  
Secretary / Assistant Sec



**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 125**

9/22/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Point Break Surveying</b> Vistera Pay Application 10 Through 08/31/2023		\$ 1,350.00
<b>TOTAL</b>			<b>\$ 1,350.00</b>

*Vanessa Ripoll*  
Secretary / Assistant





**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 126**

9/29/2023

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Bay Area Bobcat</b> Phase 1 Earthwork	72	\$ 31,500.00
2	<b>Ferguson Waterworks</b> Amenity Center Construction Supplies	1612391	\$ 2,643.18
	Amenity Center Construction Supplies	1612397	\$ 10,088.93
3	<b>Onsight Industries</b> Phase 1 Mailboxes	006-22-325148-1	\$ 60,789.00
<b>TOTAL</b>			<b>\$ 105,021.11</b>

*Vivian Carvalho*  
Secretary / Assistant Sec



**Laurel Road  
Community Development District**

Payment Authorizations Nos. 017 – 019

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorizations Nos. 017 - 019**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>17</b>	<b>PFM Group Consulting</b>	\$ 4,000.00	
		\$ 3.18	
	<b>Supervisor Fees 09/13/23</b>		
	Dale Weidemiller	\$ 200.00	
	John Blakley	\$ 200.00	
	Pete Williams	\$ 200.00	
	John Leinaweaver	\$ 200.00	
			<b>\$4,803.18</b>
<b>18</b>	<b>Egis Insurance Advisors</b>	\$ 5,786.00	
			<b>\$5,786.00</b>
<b>19</b>	<b>PFM Group Consulting</b>	\$ 250.00	
			<b>\$250.00</b>
		<b>Total</b>	<b>\$10,839.18</b>

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 017**

9/15/2023

Item No.	Vendor	Invoice Number	General Fund
1	<b>PFM Group Consulting</b>		
	September DM Fee	DM-09-2023-26	4,000.00
	August Postage	OE-EXP-09-2023-17	\$ 3.18
2	<b>Supervisor Fees - 09/13/2023 Meeting</b>		
	Dale Weidemiller		\$ 200.00
	John Blakley		\$ 200.00
	Pete Williams		\$ 200.00
	John Leinaweaver		\$ 200.00
<b>TOTAL</b>			<b>\$ 4,803.18</b>

*Vivian Carvalho*

Secretary / Assistant



Laurel Road CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**  
By Amanda Lane at 1:52 pm, Sep 18, 2023

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 018**

9/22/2023

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Egis Insurance Advisors</b> General Liability and POL Insurance 10/01/2023 - 10/01/2024	19935	\$ 5,786.00	FY 2024
<b>TOTAL</b>			<b>\$ 5,786.00</b>	

Venessa Ripoll  
Secretary / Assistant Secret



**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 019**

9/29/2023

Item No.	Vendor	Invoice Number	General Fund
1	<b>PFM Group Consulting</b> Series 2021 Quarterly Disclosure Ending 09/30/2023	126955	\$ 250.00
<b>TOTAL</b>			<b>\$ 250.00</b>

*Vivian Carvalho*

Secretar



Laurel Road CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**  
By Amanda Lane at 11:32 am, Oct 02, 2023

**Laurel Road  
Community Development District**

Series 2021 Requisitions  
Nos. 001 – 026 & 066 – 110

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 1-3

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
1	Ferguson Waterworks	\$ 2,283,394.00	Please wire the funds per the instructions on page(s) 6-7 of the .pdf file.	Via Wire to Ferguson Enterprises, LLC
2	Forsberg Construction	\$ 620,839.25	Please wire the funds per the instructions on page(s) 40 of the .pdf file.	Via Wire
3	LRK	\$ 25,950.00	Please reference invoice(s) 04.21020.00-6 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
<b>Total</b>		\$ 2,930,183.25		



Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 4

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
4	Forsberg Construction	\$ 602,132.95	Please wire the funds per the instructions on page(s) 5 of the .pdf file.	Via Wire
<b>Total</b>		\$ 602,132.95		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 5-6

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
5	AM Engineering	\$ 81,141.16	Please reference invoice(s) 52731, 52787, 52840 and 52912 on the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
6	LRK	\$ 4,800.00	Please reference invoice(s) 04.21020.00-7 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
<b>Total</b>		\$ 85,941.16		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 7

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
7	Border Road Investments	\$ 701,808.13	Please include a copy of page 7 of the .pdf file with the payment.	Border Road Investments, LLC Attn: Kris Watts 5824 Lakewood Ranch Blvd. Sarasota, FL 34240
7	Visterra Associates	\$ 712,521.60	Please include a copy of page 7 of the .pdf file with the payment.	Visterra Associates, LLC Attn: Kris Watts 5824 Lakewood Ranch Blvd. Sarasota, FL 34240
<b>Total</b>		\$ 1,414,329.73		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 8

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
8	Forsberg Construction	\$ 274,374.16	Please wire the funds per the instructions on page(s) 5 of the .pdf file.	Via Wire
<b>Total</b>		\$ 274,374.16		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 9

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
9	LRK	\$ 19,443.50	Please reference invoice(s) 04.21020.00-8 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
Total		\$ 19,443.50		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 10-11

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
10	AM Engineering	\$ 15,522.93	Please reference invoice(s) 53020 on the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
11	Forsberg Construction	\$ 294,449.65	Please wire the funds per the instructions on page(s) 9 of the .pdf file.	Via Wire
<b>Total</b>		\$ 309,972.58		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 12

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
12	Ferguson Waterworks	\$ 39,445.00	Please reference invoice(s) 1544859 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 39,445.00		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 13

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
13	LRK	\$ 9,200.00	Please reference invoice(s) 04.21020.01-1 and 04.21020.10-1 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
Total		\$ 9,200.00		



Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 14

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
14	Forsberg Construction	\$ 706,180.03	Please wire the funds per the instructions on page(s) 5 of the .pdf file.	Via Wire
<b>Total</b>		\$ 706,180.03		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 15

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
15	Ferguson Waterworks	\$ 104,807.33	Please reference invoice(s) 1548980, 1545010 and 1552457 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 104,807.33		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 16-17

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
16	Cast Systems	\$ 21,296.53	Please reference invoice(s) 49120 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
17	Ferguson Waterworks	\$ 111,187.06	Please reference invoice(s) 1552965 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 132,483.59		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 18-19

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
18	Ferguson Waterworks	\$ 226,230.41	Please include a copy of page 5 of the .pdf file with the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
19	Forsberg Construction	\$ 450,171.71	Please wire the funds per the instructions on page(s) 20 of the .pdf file.	Via Wire
<b>Total</b>		\$ 676,402.12		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 20-22

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
20	Cast Systems	\$ 9,638.07	Please reference invoice(s) 49277 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
21	Ferguson Waterworks	\$ 1,296.08	Please reference invoice(s) 1555428 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
22	Parrish Well Drilling	\$ 9,866.00	Please reference invoice(s) PW22-819, PW22-826 and PW22-920 on the payment.	Parrish Well Drilling, Inc. 7401 Rim Rd Sarasota, FL 34240
<b>Total</b>		\$ 20,800.15		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 23-24

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
23	Cast Systems	\$ 29,183.13	Please reference invoice(s) 49365 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
24	Ferguson Waterworks	\$ 9,863.40	Please reference invoice(s) 1555805 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 39,046.53		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 25-26

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
25	Cast Systems	\$ 5,406.97	Please reference invoice(s) 49403 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
26	Ferguson Waterworks	\$ 18,223.52	Please reference invoice(s) 1556295, 1556297, 1556845, 1547560, 1556253 and 1552965-2 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 23,630.49		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 66-75

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
66	Ferguson Waterworks	\$ 18,106.86	Please wire the funds per the instructions on page(s) 6-7 of the .pdf file and reference invoice(s) 1545950.	Via Wire
67	Cast Systems	\$ 6,447.73	Please reference invoice(s) 50263 and 50271 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
68	Cast Systems	\$ 38,127.68	Please reference invoice(s) 50318, 50319, 50320, 50321 and 50322 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
69	Booth Design Group	\$ 7,389.25	Please reference invoice(s) 3230 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
70	Driggers Engineering Services	\$ 5,730.00	Please reference invoice(s) SAL16140 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
71	LRK	\$ 38,950.50	Please reference invoice(s) 04.21020.10-3, 04.21020.03-1, 04.21020.02-1 and 04.21020.00-9 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
72	Booth Design Group	\$ 2,965.00	Please reference invoice(s) 3320 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
73	Cast Systems	\$ 8,515.84	Please reference invoice(s) 50352 and 50353 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
74	Ferguson Waterworks	\$ 44,094.00	Please wire the funds per the instructions on page(s) 55-56 of the .pdf file and reference invoice(s) 1571513, 1571514 and 1560821.	Via Wire
75	Forsberg Construction	\$ 906,236.37	Please wire the funds per the instructions on page(s) 64 of the .pdf file.	Via Wire
<b>Total</b>		\$ 1,076,563.23		



Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 76-77

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
76	Cast Systems	\$ 44,246.56	Please include a copy of page 5 of the .pdf file with the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
77	Ferguson Waterworks	\$ 3,265.73	Please reference invoice(s) 1559550-1, 1547548-3, 1573269 and 1559551-3 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 47,512.29		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 78-79

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
78	Driggers Engineering Services	\$ 8,852.00	Please reference invoice(s) SAL16187 and SAL16197 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
79	Forsberg Construction	\$ 1,334,569.67	Please wire the funds per the instructions on page(s) 14 of the .pdf file.	Via Wire
<b>Total</b>		\$ 1,343,421.67		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 80(revised)-82

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
80-Revised	AM Engineering	\$ 7,046.35	Please reference invoice(s) 53637 on the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
81	Cast Systems	\$ 5,245.24	Please reference invoice(s) 50573 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
82	Ferguson Waterworks	\$ 29,113.72	Please reference invoice(s) 1573874 and 1575093 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
<b>Total</b>		\$ 41,405.31		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 83-84

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
83	AM Engineering	\$ 108,333.08	Please include a copy of page 5 of the .pdf file with the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
84	Cast Systems	\$ 7,646.28	Please reference invoice(s) 50654 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
<b>Total</b>		\$ 115,979.36		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 85-88

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
85	Cast Systems	\$ 1,349.87	Please reference invoice(s) 50674 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
86	Driggers Engineering Services	\$ 6,342.50	Please reference invoice(s) SAL16206 and SAL16218 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
87	Forsberg Construction	\$ 846,677.61	Please wire the funds per the instructions on page(s) 18 of the .pdf file.	Via Wire
88	Stantec Consulting Services	\$ 181,877.75	Please reference invoice(s) 1979454, 1990794 and 2015737 on the payment.	Stantec Consulting Services Inc. 13980 Collections Center Drive Chicago, IL 60693
<b>Total</b>		\$ 1,036,247.73		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 89-91

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
89	Ferguson Waterworks	\$ 53,937.60	Please reference invoice(s) 1577323, 1577408 and 1577408-1 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
90	FPL	\$ 148,076.23	Please overnight the payment and reference "Vistera of Venice" on the payment.	Please overnight the payment to: FPL c/o Andy Richardson Neal Land & Neighborhoods 5824 Lakewood Ranch Blvd. Sarasota, FL 34240
91	LRK	\$ 21,798.55	Please reference invoice(s) 04.21020.10-4, 04.21020.10-5 and 04.21020.10-6 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
<b>Total</b>		\$ 223,812.38		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 92

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
92	BKS Partners	\$ 105.00	Please reference invoice(s) 103908 on the payment.	Baldwin Krystyn Sherman Department Number: 914 PO BOX 4458 Houston, TX 77210-4458
<b>Total</b>		\$ 105.00		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 93-97

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
93	Driggers Engineering Services	\$ 5,720.00	Please reference invoice(s) SAL16252 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
94	Forsberg Construction	\$ 1,381,198.48	Please wire the funds per the instructions on page(s) 14 of the .pdf file.	Via Wire
95	FPL	\$ 37,794.44	Please reference Reference# D00011397146 on the check and include a copy of the Payment Coupon on page 28 of the .pdf file with the payment.	FPL General Mail Facility Miami, FL 33188-0001
96	Stantec Consulting Services	\$ 3,035.00	Please reference invoice(s) 1968577, 1981233 and 1998840 on the payment.	Stantec Consulting Services Inc. 13980 Collections Center Drive Chicago, IL 60693
97	Point Break Surveying	\$ 17,925.00	Please include a copy of page(s) 38, 48, 53 and 58 of the .pdf file with the payment.	Point Break Surveying, LLC 8111 Blaikie Court, Suite E Sarasota, FL 34240
<b>Total</b>		\$ 1,445,672.92		



Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 98

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
98	LRK	\$ 11,000.00	Please reference invoice(s) 04.21020.00-10 and 04.21020.01-2 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
<b>Total</b>		\$ 11,000.00		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 99

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
99	Cast Systems	\$ 47,821.19	invoice(s) 50874, 50880, 51108, 51109, 51110 and 51122 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
Total		\$ 47,821.19		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 100-102

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
100	Driggers Engineering Services	\$ 7,557.00	Please reference invoice(s) SAL16276 and SAL16277 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
101	Forsberg Construction	\$ 2,073,015.17	Please wire the funds per the instructions on page(s) 16 of the .pdf file.	Via Wire
102	Stantec Consulting Services	\$ 86,635.50	Please reference invoice(s) 2038351 on the payment.	Stantec Consulting Services Inc. 13980 Collections Center Drive Chicago, IL 60693
<b>Total</b>		\$ 2,167,207.67		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 103-105

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
103	Ferguson Waterworks	\$ 6,412.72	Please reference invoice(s) 1578353, 1579440 and 1578353-1 on the payment.	FEL-Ft. Myers Waterworks #127 PO Box 100286 Atlanta, GA 30384-0286
104	Cast Systems	\$ 11,813.28	Please reference invoice(s) 51182, 51209 and 51228 on the payment.	Cast Systems, LLC 19400 Peachland Blvd. Port Charlotte, FL 33948
105	Driggers Engineering Services	\$ 4,300.50	Please reference invoice(s) SAL16287 and SAL16293 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
<b>Total</b>		\$ 22,526.50		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 106-107

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
106	AM Engineering	\$ 5,573.35	Please reference invoice(s) 53752 on the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
107	Forsberg Construction	\$ 850,000.00	Please wire the funds per the instructions on page(s) 9 of the .pdf file.	Via Wire
<b>Total</b>		\$ 855,573.35		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 108-109

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
108	AM Engineering	\$ 5,748.77	Please reference invoice(s) 53813 on the payment.	AM Engineering, LLC 8340 Consumer Court Sarasota, FL 34240
109	LRK	\$ 3,200.00	Please reference invoice(s) 04.21020.01-3 on the payment.	LRK 50 South B.B. King Blvd. Ste. 600 Memphis, TN 38103
<b>Total</b>		\$ 8,948.77		

Laurel Road CDD  
Series 2021  
Summary of Requisition(s): 110

<u>Requisition</u>	<u>Vendor</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
110	Driggers Engineering Services	\$ 575.00	Please reference invoice(s) SAL16166 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
<b>Total</b>		\$ 575.00		

**Laurel Road  
Community Development District**

**District Financial Statements**



**Laurel Road CDD**  
Statement of Financial Position  
As of 8/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$920,046.66				\$920,046.66
Prepaid Expenses	721.86				721.86
Series 2021A1 Debt Service Reserve		\$327,259.38			327,259.38
Series 2021A2 Debt Service Reserve		164,843.75			164,843.75
Series 2021A Revenue		28,938.16			28,938.16
Series 2021A2 Interest		0.05			0.05
Series 2021A1 Prepayment		4,401.28			4,401.28
Series 2021A2 Prepayment		187,236.60			187,236.60
Accounts Receivable - Due from Developer			\$278,398.68		278,398.68
Due From Other Funds			870,453.58		870,453.58
Series 2021A Acquisition/Construction			4,871.95		4,871.95
Total Current Assets	<u>\$920,768.52</u>	<u>\$712,679.22</u>	<u>\$1,153,724.21</u>	<u>\$0.00</u>	<u>\$2,787,171.95</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$712,679.22	\$712,679.22
Amount To Be Provided				20,652,320.78	20,652,320.78
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,365,000.00</u>	<u>\$21,365,000.00</u>
<b>Total Assets</b>	<u><u>\$920,768.52</u></u>	<u><u>\$712,679.22</u></u>	<u><u>\$1,153,724.21</u></u>	<u><u>\$21,365,000.00</u></u>	<u><u>\$24,152,171.95</u></u>

**Laurel Road CDD**  
Statement of Financial Position  
As of 8/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Due to Developer	\$25,000.00				\$25,000.00
Due To Other Funds	870,453.58				870,453.58
Accounts Payable			\$1,148,852.26		1,148,852.26
Retainage Payable			1,100,285.02		1,100,285.02
Deferred Revenue			278,398.68		278,398.68
Total Current Liabilities	<u>\$895,453.58</u>	<u>\$0.00</u>	<u>\$2,527,535.96</u>	<u>\$0.00</u>	<u>\$3,422,989.54</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$21,365,000.00	\$21,365,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,365,000.00</u>	<u>\$21,365,000.00</u>
<b>Total Liabilities</b>	<u><u>\$895,453.58</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,527,535.96</u></u>	<u><u>\$21,365,000.00</u></u>	<u><u>\$24,787,989.54</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$0.05)				(\$0.05)
Net Assets - General Government	0.01				0.01
Current Year Net Assets - General Government	25,314.98				25,314.98
Net Assets, Unrestricted		\$865,543.13			865,543.13
Current Year Net Assets, Unrestricted		(152,863.91)			(152,863.91)
Net Assets, Unrestricted			\$6,835,756.09		6,835,756.09
Current Year Net Assets, Unrestricted			(8,209,567.84)		(8,209,567.84)
<b>Total Net Assets</b>	<u><u>\$25,314.94</u></u>	<u><u>\$712,679.22</u></u>	<u><u>(\$1,373,811.75)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$635,817.59)</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$920,768.52</u></u>	<u><u>\$712,679.22</u></u>	<u><u>\$1,153,724.21</u></u>	<u><u>\$21,365,000.00</u></u>	<u><u>\$24,152,171.95</u></u>

**Laurel Road CDD**  
Statement of Activities  
As of 8/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>					
Off-Roll Assessments	\$13,502.85				\$13,502.85
Developer Contributions	99,883.78				99,883.78
Other Income & Other Financing Sources	0.64				0.64
Off-Roll Assessments		\$26,463.87			26,463.87
Other Assessments		1,556,060.18			1,556,060.18
Inter-Fund Group Transfers In		(21.08)			(21.08)
Developer Contributions			\$5,764,356.83		5,764,356.83
Inter-Fund Transfers In			21.08		21.08
Total Revenues	<u>\$113,387.27</u>	<u>\$1,582,502.97</u>	<u>\$5,764,377.91</u>	<u>\$0.00</u>	<u>\$7,460,268.15</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$10,800.00				\$10,800.00
Public Officials' Liability Insurance	2,504.00				2,504.00
Trustee Services	3,524.39				3,524.39
Management	44,000.00				44,000.00
Disclosure	750.00				750.00
District Counsel	4,754.00				4,754.00
Audit	5,500.00				5,500.00
Postage & Shipping	16.71				16.71
Legal Advertising	5,191.17				5,191.17
Office Supplies	395.76				395.76
Web Site Maintenance	4,400.00				4,400.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,059.00				3,059.00
Lake Maintenance	3,025.00				3,025.00
A1 Principal Payments		\$250,000.00			250,000.00
A2 Principal Payments		735,000.00			735,000.00
A1 Interest Payments		417,205.63			417,205.63
A2 Interest Payments		335,429.69			335,429.69
Engineering			\$365,798.15		365,798.15
Water Utility Services			10,688.86		10,688.86
Contingency			13,597,603.17		13,597,603.17
Total Expenses	<u>\$88,095.03</u>	<u>\$1,737,635.32</u>	<u>\$13,974,090.18</u>	<u>\$0.00</u>	<u>\$15,799,820.53</u>

**Laurel Road CDD**  
Statement of Activities  
As of 8/31/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$22.74				\$22.74
Interest Income		\$2,268.44			2,268.44
Interest Income			\$144.43		144.43
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$22.74</u>	<u>\$2,268.44</u>	<u>\$144.43</u>	<u>\$0.00</u>	<u>\$2,435.61</u>
<b>Change In Net Assets</b>	\$25,314.98	(\$152,863.91)	(\$8,209,567.84)	\$0.00	(\$8,337,116.77)
<b>Net Assets At Beginning Of Year</b>	<u>(\$0.04)</u>	<u>\$865,543.13</u>	<u>\$6,835,756.09</u>	<u>\$0.00</u>	<u>\$7,701,299.18</u>
<b>Net Assets At End Of Year</b>	<u><u>\$25,314.94</u></u>	<u><u>\$712,679.22</u></u>	<u><u>(\$1,373,811.75)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$635,817.59)</u></u>

**Laurel Road CDD**  
**Budget to Actual**  
**For the Month Ending 8/31/2023**

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
Off-Roll Assessments	\$ 13,502.85	\$ -	\$ 13,502.85	\$ -
Developer Contributions	99,883.78	250,921.92	(151,038.14)	273,733.00
Other Income & Other Financing Sources	0.64	-	0.64	-
<b>Net Revenues</b>	<b>\$ 113,387.27</b>	<b>\$ 250,921.92</b>	<b>\$ (137,534.65)</b>	<b>\$ 273,733.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 10,800.00	\$ 11,825.00	\$ (1,025.00)	\$ 12,900.00
Public Officials' Liability Insurance	2,504.00	-	2,504.00	-
Trustee Services	3,524.39	5,500.00	(1,975.61)	6,000.00
Management	44,000.00	44,000.00	-	48,000.00
Engineering	-	13,750.00	(13,750.00)	15,000.00
Disclosure	750.00	916.67	(166.67)	1,000.00
District Counsel	4,754.00	22,916.67	(18,162.67)	25,000.00
Assessment Administration	-	5,041.67	(5,041.67)	5,500.00
Audit	5,500.00	5,958.33	(458.33)	6,500.00
Arbitrage Calculation	-	458.33	(458.33)	500.00
Telephone	-	183.33	(183.33)	200.00
Postage & Shipping	16.71	458.33	(441.62)	500.00
Legal Advertising	5,191.17	7,333.33	(2,142.16)	8,000.00
Miscellaneous	-	540.83	(540.83)	590.00
Office Supplies	395.76	459.27	(63.51)	500.00
Web Site Maintenance	4,400.00	838.75	3,561.25	915.00
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00
Maintenance Staff	-	18,333.33	(18,333.33)	20,000.00
Lifestyle Staff	-	18,333.33	(18,333.33)	20,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 82,011.03</b>	<b>\$ 157,007.59</b>	<b>\$ (74,996.56)</b>	<b>\$ 171,280.00</b>
<b><u>Field Operations Expenses</u></b>				
Electric	\$ -	\$ 3,208.33	\$ (3,208.33)	\$ 3,500.00
Water Reclaimed	-	4,583.33	(4,583.33)	5,000.00
Equipment Rental	-	5,500.00	(5,500.00)	6,000.00
General Insurance	3,059.00	5,456.00	(2,397.00)	5,952.00
Property & Casualty Insurance	-	4,675.00	(4,675.00)	5,100.00
Irrigation	-	183.33	(183.33)	200.00
Lake Maintenance	3,025.00	16,500.00	(13,475.00)	18,000.00
Landscaping Maintenance & Material	-	22,916.67	(22,916.67)	25,000.00
Landscape Improvements	-	2,291.67	(2,291.67)	2,500.00
Contingency	-	9,166.67	(9,166.67)	10,000.00
Gate - Repairs & Maintenance	-	916.67	(916.67)	1,000.00
Street Sweeping	-	13,750.00	(13,750.00)	15,000.00
Lighting	-	183.33	(183.33)	200.00
Bike Share	-	4,583.33	(4,583.33)	5,000.00
<b>Total Field Operations Expenses</b>	<b>\$ 6,084.00</b>	<b>\$ 93,914.33</b>	<b>\$ (87,830.33)</b>	<b>\$ 102,452.00</b>
<b>Total Expenses</b>	<b>\$ 88,095.03</b>	<b>\$ 250,921.92</b>	<b>\$ (162,826.89)</b>	<b>\$ 273,732.00</b>

**Laurel Road CDD**  
 Budget to Actual  
 For the Month Ending 8/31/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$ 22.74	\$ -	\$ 22.74	\$ -
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 22.74</b>	<b>\$ -</b>	<b>\$ 22.74</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 25,314.98</b>	<b>\$ -</b>	<b>\$ 25,314.98</b>	<b>\$ 1.00 *</b>

**Laurel Road  
Community Development District**

Resolution 2024-01,  
Setting a Public Hearing for the Adoption of  
Rules and Regulations for Amenity Facilities

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING THE AMENITY POLICY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Laurel Road Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Venice, Florida; and

**WHEREAS**, the District’s Amenity Facilities have been constructed in accordance with the District’s purpose and improvement plan; and

**WHEREAS**, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAUREL ROAD COMMUNITY DEVELOPMENT:**

**SECTION 1.** A Public Hearing will be held to adopt the District’s Amenity Policy on \_\_\_\_\_, 2023, at \_\_\_\_\_, at \_\_\_\_\_.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of October 2023.

**ATTEST:**

**LAUREL ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** *Laurel Road Community Development District Rules and Regulations for Amenity Facilities Version 1 September 22, 2023*



## **Exhibit A**

# **Laurel Road Community Development District**

## **RESIDENT HANDBOOK Rules and Regulations for Amenity Facilities**

**Adopted: TBD**

**Version 1 September 22, 2023**

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## **Definitions**

**“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Visterra of Venice community amenity location, together with their appurtenant facilities and areas.

**“Amenity Facilities Policies” or “Policies”** – shall mean all Amenity Facilities Policies of the District as amended from time to time.

**“Amenity or Lifestyle Manager”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District, which facilities include, but are not limited to, Visterra of Venice future community amenity location.

**“Annual User Fee”** – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** – shall mean the Laurel Road Community Development District Board of Supervisors.

**“Clubhouse Facilities”** – shall mean the Visterra of Venice community amenity.

**“District”** – shall mean the Laurel Road Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Resident Services Office”** – shall mean the on-site location for the management company, including its employees, staff and agents.

**“Family”** – shall mean a group of individuals living under one roof or head of household. This does not include visiting relatives or extended family not residing in the home.

**“Guest”** – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

**“Non-Resident”** – shall mean any person or persons that do not own property within the District.

**“Non-Resident Member”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Members, and Renters who are sixteen (16) years of age and older.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or license agreement.

**“Resident”** – shall mean any person or family owning property within the District.

**“Adult”** – shall be considered any person eighteen (18) years of age or older.

**“Minor”** – shall be considered any person seventeen (17) years of age or younger.

**REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK**

## **Annual User Fee Structure**

The annual user fee for persons not owning property within the District is equivalent to approved total assessments levied per the District's fiscal year of the largest front footage product, per the approved methodology. This fee is per family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Laurel Road Community Development District. The fee includes all amenities within the District. This fee will cover usage of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident User application. Each subsequent annual user fee shall be paid in full on the anniversary date of application for usage. Such fee may be increased, in accordance with the annual approved budget. This usage application is not available for commercial or business purposes.

## **Amenity Facility Access Fobs**

Two (2) facility access fobs will be issued to each Resident or Non-Resident households; this includes all children sixteen (16) years of age and older. There is a \$50.00 charge to replace any lost or stolen fobs. Each time a facility access fob is issued members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an Amenity Facilities registration form prior to receiving their access fob. Facility access fobs are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Facility access fobs will not be issued on a Guest basis.

## **Guardian Access Fobs**

Up to two (2) guardian facility access fobs may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$50.00 charge per fob. The person(s) being issued this fob must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form is required for each guardian. Where there are multiple children under the age of sixteen (16) who will be under the guardian's care, each child must be listed on the form(s). Guardian fobs are good for one (1) year from the date of issuance. Guardians may not use the Amenity Facilities unless using them with the child or children assigned to their fob. Guardians are also not permitted to bring Guests to the Amenity Facilities at any time. The child or children assigned to the guardian fob will be required to obtain a child identification fob. There is a \$5.00 charge for this fob.

## **Renters' Privileges**

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or licensed. An Amenity Assignment of Rights and Privileges Form must be executed by the Resident on behalf of the renter and witnessed prior to any facility access fobs being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$50.00 charge per fob issued to Renters. No charge applies for reactivating or extending an existing fob.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

## **Guest Policy**

1. The guest policy varies by facility. See each section for the specific policy applicable to that facility.
2. Access fobs are not issued on a Guest basis.
3. Guests must always be accompanied by a Patron when using any of the Amenity Facilities.
4. Patron will be responsible for any damages caused by Guests while using facilities.

## **Loss or Destruction of Property or Instances of Personal Injury**

Each Patron and each Guest as a condition of invitation to the premises of the Amenity Facilities assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, licensed or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).



## **Indemnification**

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of District facilities agrees to indemnify and hold harmless the District and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## **Suspension and Termination of Adult Privileges**

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
  - a. Submits false information on the application for an access fob.
  - b. Permits unauthorized use of an access fob.
  - c. Exhibits unsatisfactory behavior or appearance.
  - d. Fails to abide by the Rules and Policies established for the use of facilities.
  - e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal or physical assault.
  - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
2. Management may at any time restrict or suspend any Patron's privileges to use any or all the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
3. The District shall follow the process below regarding Suspension or Termination of an Adult Patron's privileges:

- a. First Offense - Written notice & explanation of the violation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
  - b. Second Offense –Will result in an automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
  - c. Third Offense – Will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to the Patron as to the Board of Supervisors decision.
4. Immediate Suspension & Removal:
- a. The Board Chairperson, District Manager, Amenity Manager have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days.
  - b. An incident report will be generated, and a copy of such notice will be filed in the Resident Services Office.
  - c. Upon issue of an immediate suspension, should the Patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months.
5. Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
6. Utilizing the facilities during the suspension period will result in a trespassing citation issued by law enforcement officers of the Sarasota County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access fob will result in confiscation of the access fob being used and the suspension of that fob holder's privileges for a period of fifteen (15) days.
7. Suspension Effective Date:
- a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.

- c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
- 8. Appeal Process – Adult Patrons:
  - a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
  - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
  - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
  - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
  - e. Any person appealing will be governed by the following procedures:
    - i. Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
    - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
    - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
    - iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
    - v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
    - vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
  - g. District action(s) will be resolved by way of successful Board motion.
  - h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

### **Suspension and Termination of Minor Privileges**

- 1. At the discretion of Amenity Facilities Staff, Minors (children under the age of eighteen (18)), who violate the rules and policies may be expelled from the Amenity Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at the Resident Services Office.

2. Any Minor who is expelled from the Amenity Facilities three (3) times in a one-year period, shall have their Amenity Facilities privileges suspended for one (1) year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the facilities during the suspension period will result in a trespassing citation issued by the law enforcement officers of the Sarasota County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access fob will result in confiscation of the access fob being used and the suspension of that fob holder's privileges for a period of fifteen (15) days.
5. Suspension Effective Date:
  - a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
  - c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. Appeal Process – Minor Patrons:
  - a. Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
  - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
  - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
  - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
  - e. Any minor appealing will be governed by the following procedures:
    - i. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
    - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
    - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.

- iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- g. District action(s) will be resolved by way of successful Board motion.
- h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

### **General Facility Provisions**

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Regulations when necessary, at a duly noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All Patrons must have their assigned facility access fob upon entering the amenities. Facility access fobs are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Patron must present facility access fob upon request from Amenity Staff members.
3. Children under sixteen (16) years of age must be accompanied by a parent/guardian/adult patron aged eighteen (18) or older, with a valid Facility Access Fob.
4. Patrons aged twelve-sixteen (12-16) may access the Fitness Center accompanied by a parent/guardian/adult patron and must be supervised at all times by said patron.
5. All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
6. Dogs and all other pets (except for Service Animals) are not permitted at the Clubhouse Facilities and pool. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.

7. No open containers or glass are not permitted at any of the Amenity Facilities, parks, playgrounds and common areas. Alcoholic beverages shall not be served or sold. Alcoholic beverages are only permitted at pre-approved private parties and may also be served at District pre-approved or programmed special events.
8. Facility parking lots are intended for use by Patrons and their guests only while they're using the facilities. Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic. No extended or overnight parking is permitted.
9. Fireworks of any kind are not permitted anywhere on the Amenity Facilities, District Property, and adjacent areas.
10. Only District employees and staff are allowed in the service areas of the Amenity Facilities.
11. The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager, and its staff shall have full authority to enforce these policies.
12. No use of tobacco, vaping, or marijuana products, including cigarettes, spit tobacco, or e-cigarettes, is permitted within any of the Amenity Facilities.
13. Guests must be accompanied by a Patron while using the Amenities.
14. All lost or stolen access fobs should be reported immediately to the Resident Services Office.
15. Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
16. Patrons and their guests shall treat all staff courteously and respectfully.
17. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within the District with the exception of parking lots or unless the said vehicles are owned by the District.
18. Skateboarding is not allowed on any District Amenity Facility Property; this includes, but is not limited to, the Amenity Facilities, parks, open green spaces, and sidewalks or common areas surrounding these areas.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
21. Firearms or any other weapons are not permitted in any of the Amenity Facilities.
22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and license fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established license or usage fees, the Amenity Manager will be required to compensate the District.

accordingly.

23. There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
26. Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
27. Outdoor grilling, with the exception of the District-owned grill, is prohibited at all Amenity Facilities.
28. Garbage cans located on District property are for doggie pot bags or garbage generated while using District amenities. These garbage cans are not to be used for personal home trash. Residents using these garbage cans for personal trash may be subject to a disposal fee of Two Hundred Dollars (\$200.00) per violation.

### **General Amenity Facilities Usage Policy**

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District. Violation of the District's Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of District Amenity Facilities privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution regarding destruction of Amenity Facilities property or equipment.

1. Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

## **Instructor Use of District Property**

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be preapproved by the Laurel Road Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Lifestyle Manager. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

## **Amenity Facility Licensing Policies**

Adult Patrons may reserve for license certain portions of the Amenity Facilities for private events.

Current Facility License availability is limited to Tuesday – Saturday between the hours of 10:00 am – 8:00 pm, and provided no community activity or program is scheduled, and adequate staff are available. These license times will be reviewed on a continual basis and may change in the future.

Only one (1) room or portion of the facility is available for license during regular hours of operation and reservations may not be made more than six (6) months prior to the event. Persons interested in doing so should follow the procedures set forth in Paragraph 1. Reservations. Please note all the facilities are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Easter Sunday
Friday Preceding Spring Break		Mother's Day
Last Day of School	Memorial Day	Father's Day
Fourth of July	Labor Day	Thanksgiving Day
Christmas Eve	Christmas Day	New Year's Eve

The pool and pool deck areas, the event/yoga lawn, firepit, or other common areas of the facilities are not available for private license and shall remain open to other Patrons and their guests during normal operating hours. The Patron licensing any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

1. Reservations: In order to reserve a room for license, Patrons must contact the Resident Services Office at least four (4) weeks prior to the license date. Patrons will be required to submit a Preliminary Facility License Form to the Resident Services Office and, upon approval, will be required to submit a completed Facility Licensing Agreement and all fees associated with the license. The Facility Licensing Agreement must be completed, and payment received at least two (2)



weeks before the private event date. One payment must be in the amount of the room licensing fee and the other payment must be in the amount of Two Hundred Dollars (\$200.00) as a deposit. All checks and money orders must be made payable to the Laurel Road Community Development District. The Resident Services Office has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

Reservations for Charity Events must be made at least ninety (90) days in advance of event and are contingent on District Board approval.

2. Cancellation Policy: Cancellation of a reservation less than thirty (30) days from the reserved date will result in the loss of the license fee and return of the deposit.  
Available Facilities: The following areas of the District are available for private license (capacity; license fee established by rule, time frame available) for up to five (5) total hours, including set up and post-event cleanup, including returning any relocated items and furnishings. Additional hours may be available upon request at a pro-rated amount provided staff are available. Approval for additional hours, and to rent both locations, is at the discretion of the Lifestyle Manager.

- a. Visterra Club Lounge  
Eight-two (82) Person Capacity  
12:00 pm to 5:00 pm, \$100.00  
6:00 pm to 9:00 pm, \$150.00

- b. Visterra Club Game Room  
Seventy (70) Person Capacity  
12:00 pm to 5:00 pm, \$100.00  
6:00 pm to -9:00 pm, \$150.00

3. Staffing: One (1) staff person is required to be present on site during the facility license period. Should alcohol be added to the Facility License, an additional staff person is required by the District to be present at the private event, as such, an additional one-hundred-dollar (\$100.00) license fee will be added to the total amount owed.
4. Deposit: A deposit in the amount of Two Hundred Dollars (\$200.00) is required at the time the reservation is made. The deposit will be refunded in full if all conditions listed on the Facility Leasing Agreement are met. The District may retain all or part of the deposit if the District determines, at its sole discretion, that it is necessary to repair any damage, including cleanup costs, arising from the license or if one or more of the conditions of the Facility Leasing Agreement are not met.
5. General Policies:
  - a. Patron is bound by the Facilities Leasing Agreement which is incorporated herein by this reference.
  - b. Facility & room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions include, but are not limited to:
    - i. Event Cancellation & Closure
    - ii. Access Restrictions

- iii. Parking Enforcement & Towing. The Patron leasing the facility will be responsible for any and all monetary citations and fines that may be received by the District for such a violation
- c. Rooms may be licensed outside of the hours listed above provided staff are available and may require an additional fee. These reservation requests are not guaranteed to be approved and the Resident Services Office has the authority to reasonably deny any request. Details relating to additional license cost, staffing cost/availability and facility availability may be obtained from the Resident Services Office. All facility leasing policies remain in force for these special circumstances and the District has final say in these matters.
- d. License fees and deposits may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year.
- e. The volume of live or recorded music must not violate applicable Sarasota County Noise Ordinances.
- f. Additional liability insurance coverage may be required for any event that is approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.
- g. Due to the volume of requests, the District is generally unable to approve free or reduced rate use of the meeting room space. Requests for vendor programs or creation of a community group may be submitted to the Lifestyle Manager (Director of Fun) for consideration.

## **General Rules for All Swimming Pool Facilities**

### **No lifeguard on duty – Swim at your own risk**

All swimming pool facilities open daily **DAWN TO DUSK**. Dawn is 30 minutes before sunrise. Dusk is 30 minutes after sunset.

1. All Patrons must use their assigned Facility Access Fob to enter the pool area.
2. Guest Policy: Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age. A Family, as defined in these policies, is limited to a maximum of six (6) total Guests.
3. Children under sixteen (16) years of age must always be directly supervised by a Parent, Guardian or Adult Patron while in the pool facility.
4. Portable wi-fi speakers, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.

5. Swimming is permitted only during designated hours, as posted at the pool.

Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at their own risk and must adhere to swimming pool rules.

6. Showers are required before entering the pools, water park, or using the water slide.
7. Glass containers are not permitted in the pool area.
8. Alcoholic beverages are not permitted in the pool area, unless a pre-programmed community event.
9. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
10. Hanging on the lane lines (where applicable) and interfering with the lap-swimming lane is prohibited.
11. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
12. Diving is strictly prohibited at all pools, except for Swim Team competitions pre-approved by the Board of Supervisors.
13. Swimming Pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations. Advance notice will be given to residents, whenever feasible.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the facilities.
15. Proper swim attire must be worn in the pool and bathing suit tops must always be tied.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
18. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. Remote controlled watercraft are not allowed in the pool area.
20. Pool entrances must always be kept clear.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is absolutely prohibited.
24. No physical or verbal abuse will be tolerated.
25. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
26. Pets, (except for service animals), bicycles, skateboards, rollerblades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
27. The Amenity Staff reserves the right to authorize all programs and activities, regarding the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs, District and/or Homeowner's Association Sponsored Events.

## **Feces Policy for All Swimming and Wading Pools**

1. To avoid contamination:
  - a. Parents should take their children to the restroom before entering the pool.
  - b. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
  - c. Patrons who have diarrhea are prohibited from using the pool.
2. If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.

## **ADA Chair Lift Usage Policy**

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for them.
2. Chair lifts are designed for self-use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

## **Aquatic Toy and Recreational Floatation Device Policy**

1. Toys and other aquatic equipment are prohibited in the pool.
2. Exceptions to the above are Coast Guard-approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the Amenity Manager.
3. Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

## **Fitness Center Policies**

1. Please note the Fitness Center is unattended. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.
2. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment.

3. Hours: The Fitness Center is open daily 24-hours for use by Patrons and their accompanied guests.
3. Emergencies: Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900.
4. Eligible Users: Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. Patrons twelve -fifteen (12-15) years of age are permitted to use the Fitness Centers during designated operating hours if accompanied and supervised by a parent/guardian/adult patron with a valid access fob. No one under the specified ages is allowed in the Fitness Centers at any time.
5. Guest Policy: Residents may accompany up to two (2) guests to the Fitness Centers. Residents are responsible for cleaning up after themselves and their guest(s).
6. Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw tops or sealed lids. Alcoholic beverages are not permitted.
7. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweatsuits (no swimsuits).
8. General Policies:
  - a. Everyone is responsible for wiping off fitness equipment after use.
  - b. Use of personal trainers is not permitted in the Fitness Centers.
  - c. Hand chalk is not permitted to be used in the Fitness Centers.
  - d. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
  - e. Weights or other fitness equipment may not be removed from the Fitness Centers.
  - f. When other Patrons are waiting, use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
  - g. Weights must be returned to their proper location after use.
  - h. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
  - i. Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

### **Event /Multi-Purpose Lawn Policies**

All Patrons and guests using the Event/Multi-Purpose Lawn are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges.

The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment. Guests may use the Event/Multi-Purpose Lawn if accompanied by a Patron. Please note that the Event/Multi-Purpose Lawn is an unattended Facility and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

1. Hours: The Event/Multi-Purpose Lawn is available for use by Patrons daily from dawn to dusk.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900
3. Proper Attire: Proper athletic shoes and attire are required at all times while on the field. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
4. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of six (6) guests to this facility.
5. General Policies:
  - a. Usage is available on a first come first serve basis, unless otherwise programmed by District.
  - b. Schedules of programs will be posted.
  - c. Usage of the Event/Multi-Purpose Lawn by organizations charging a fee is strictly prohibited unless pre-approved by the District.
  - d. The exclusive and reserved scheduled uses of the Event/Multi-Purpose Lawn are limited to community-based teams and programs scheduled through the Amenity Staff.
  - e. Roller blades, skates, skateboards, and motorized scooters are prohibited at the Event/Multi-Purpose Lawn.
  - f. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
  - g. Loud, profane, or abusive language is absolutely prohibited.
  - h. No physical or verbal abuse will be tolerated.
  - i. Beverages are permitted at the Event/Multi-Purpose Lawn if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on the Event/Multi-Purpose Lawn.
  - j. Alcoholic beverages are not permitted at or on the Event Lawn/Multi-purpose Playing Field, unless a community event pre-approved by the District.

### **Policies for All Parks and Open Green Spaces**

1. Organized assemblies are not permitted without explicit approval by The District.
2. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of four (4) guests to this facility.

3. Parks and Open Green Spaces are available on a first come first serve basis, no reservations are permitted.
4. Guests must be accompanied by Patrons in accordance with the Districts guest policies.
5. No grills of any kind are permitted.
6. The use of fireworks is prohibited.
7. No roughhousing is permitted at the parks and playgrounds.
8. Roller blades, skates, skateboards, and motorized scooters are prohibited at all Parks and Open Green Spaces.
9. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
10. Persons using the Parks and Open Green Spaces must clean up all food, beverages and miscellaneous trash brought to the park/playground.
11. The use of profanity or disruptive behavior is absolutely prohibited.
12. Beverages are permitted at all Parks and Open Green Spaces if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on all Parks and Open Green Spaces.
13. Alcoholic beverages are not permitted at or on all Parks and Open Green Spaces, unless a community event pre-approved by the District.
14. Inflatable equipment, such as bounce houses, is not permitted at the Parks and Open Green Spaces.
15. Parks and Open Green Spaces hours are as posted. Unless otherwise posted, hours are from dawn to dusk, Monday through Sunday.

### **Fishing and Pond Policies**

There is a community-wide NO FISHING policy at North River Ranch. The ponds serve stormwater management purposes and are not to State Code for fishing, swimming or ingesting. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

### **Dog Care**

1. Dogs should be kept on a leash at all times outside of the home.
2. Patrons are required to pick up after their dog and dispose of feces properly.
3. Dogs that have been declared dangerous or aggressive are prohibited.
4. All Patrons must have proof of their dog's current rabies vaccination and license.

### **Game Room Policies**

1. Residents use only with valid Facility Access Fob.
2. All Patrons must present their assigned Facility Access Fob to the staff person on

- duty in order to check out game room equipment including but not limited to ping pong paddles and balls, foosballs, air hockey paddles and pucks and billiard balls.
3. Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
  4. No one under the age of sixteen (16) is allowed in the game room unless accompanied by a parent/guardian/adult patron.
  5. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members present must be sixteen (16) years of age or older in order to bring up to four (4) total Guests.
  6. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
  7. Persons using the Game Room must clean up all food, beverages, miscellaneous trash, including returning any used or relocated items and furnishings.
  8. The use of profanity or disruptive behavior is absolutely prohibited.
  9. Beverages are permitted at the Game Room if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at the Game Room.
  10. Alcoholic beverages are not permitted at the Game Room, unless a community event pre-approved by the District.
  11. No running.
  12. No horseplay.
  13. Any violation of these rules could result in expulsion from the Game Room for a minimum of one day.

### **Lost and Found Property**

All property found at any amenity of North River Ranch will be recorded, collected, and placed in a designated bin to be available for homeowner collection during calendar listed Resident Services Office open hours or new homeowner orientations. Lost and found items will be kept for a period of 3 months, after which items will be donated.

Value-deemed items such as jewelry, electronics, and confidential personal property will be kept for a period of 1 year at Resident Services Office. All efforts will be made to return the value-deemed item(s) by e-newsletter notifications and neighborhood social pages. Thereafter, the items will be donated or suitably disposed of.

### **Natural Buffer Areas Policy Statement**

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Sarasota County, and Southwest Florida Water Management District



(SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed as follows: Such abutting property owner must initially contact the District. The District will send a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof. If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense. Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Sarasota County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to these areas.

If a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one can encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

**Laurel Road  
Community Development District**

Forsberg Proposal for Modifications  
to the Aria and Fiore Lift Stations

## Jorge Orsini

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**From:** Bobbi Claybrooke <bclaybrooke@amengfl.com>  
**Sent:** Wednesday, October 4, 2023 1:12 PM  
**To:** Vivian Carvalho  
**Cc:** Jorge Orsini  
**Subject:** RE: [EXT] FW: Vistera - Aria and Fiore Lift Station Modification

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

The fee and scope of work stated in the email should be all that the board should need to authorize this. Thank you.

### Bobbi

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**From:** Vivian Carvalho <carvalhov@pfm.com>  
**Sent:** Wednesday, October 4, 2023 11:23 AM  
**To:** Bobbi Claybrooke <bclaybrooke@amengfl.com>  
**Cc:** Jorge Orsini <orsinij@pfm.com>  
**Subject:** RE: [EXT] FW: Vistera - Aria and Fiore Lift Station Modification

**External email: Be suspicious of Attachments, Links and Requests for Login information.**

Bobbi,

We are in receipt of the email and the request.

Do you want just an agenda item to "Discuss and Consider Aria and Fiore Lift Station Modification" and will there be a backup document to include with this agenda item or will be under separate cover?

Look forward to your confirmation.

Regards,

Vivian Carvalho  
Senior District Manager

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PFM Group Consulting, LLC  
[Carvalhov@pfm.com](mailto:Carvalhov@pfm.com) | **Phone** 407-723-5900 | **Fax** 407-723-5901 | **Web** pfm.com  
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817



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**From:** Bobbi Claybrooke <[bclaybrooke@amengfl.com](mailto:bclaybrooke@amengfl.com)>  
**Sent:** Wednesday, October 4, 2023 11:15 AM  
**To:** Vivian Carvalho <[carvalhov@pfm.com](mailto:carvalhov@pfm.com)>  
**Subject:** FW: [EXT] FW: Vistera - Aria and Fiore Lift Station Modification

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hi, Vivian.

I need to place the contractor cost for the Fiore and Aria lift station upgrades on the next Laurel Rd CDD agenda. The cost is \$192,200 per site and scope of work for each site is as follows:

**Scope of Work**

Aria/Fiore Lift Station Modifications - Submersible Pumps and Panel Modifications to be performed by Xylem under direct Contract with Owner, Diesel Back-up Pump to be direct purchased by Owner - Work includes preparation of site, below grade connection to existing force main, above grade connection to existing emergency pump-out, above grade connection to and from diesel back-up pump, float installation into existing wet well, electrical, cleanup and start-up.

**Bobbi**

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**From:** Tom Panaseny <[TPanaseny@nealland.com](mailto:TPanaseny@nealland.com)>  
**Sent:** Wednesday, October 4, 2023 11:00 AM  
**To:** Gregg Marsh <[gregg@forsbergconstruction.com](mailto:gregg@forsbergconstruction.com)>; Bobbi Claybrooke <[bclaybrooke@amengfl.com](mailto:bclaybrooke@amengfl.com)>  
**Cc:** Andy Richardson <[arichardson@nealland.com](mailto:arichardson@nealland.com)>  
**Subject:** RE: [EXT] FW: Vistera - Aria and Fiore Lift Station Modification

**External email: Be suspicious of Attachments, Links and Requests for Login information.**

Bobbi,

Please add this to the next Laurel Road CDD meeting for approval.  
This is over the dollar amount the District Chairman can approve without Board approval.

Thanks  
Tom

**Tom Panaseny**  
**VP Land Development**

941-328-1054 Ofc  
941-328-1100 Fax  
813-464-4915 Cell  
5824 Lakewood Ranch Blvd  
Sarasota, FL 34240  
[TPanaseny@nealland.com](mailto:TPanaseny@nealland.com)

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**From:** Gregg Marsh <[gregg@forsbergconstruction.com](mailto:gregg@forsbergconstruction.com)>  
**Sent:** Wednesday, September 20, 2023 10:35 AM  
**To:** Tom Panaseney <[TPanaseney@nealland.com](mailto:TPanaseney@nealland.com)>; Bobbi Claybrooke <[bclaybrooke@amengfl.com](mailto:bclaybrooke@amengfl.com)>  
**Subject:** [EXT] FW: Vistera - Aria and Fiore Lift Station Modification  
**Importance:** High

Tom – Below is the proposal furnished in April for the Fiore and Aria Lift Stations modifications.

Based on recent conversations, the plan was to incorporate this work into our Contract via a change order.

If you are of differing opinion, please advise.

Thank you.

*Gregg V. Marsh*  
Vice President

**Forsberg Construction, Inc.**

645 Charlotte Street  
Punta Gorda, Florida 33950  
(941) 637-8500 Office  
(941) 639-1073 Facsimile  
(941) 628-2759 Mobile

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2019 Florida Contractor of the Year*

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**From:** Gregg Marsh  
**Sent:** Sunday, April 30, 2023 7:55 AM  
**To:** Andy Richardson (<[arichardson@nealland.com](mailto:arichardson@nealland.com)> <[arichardson@nealland.com](mailto:arichardson@nealland.com)>; Bobbi Claybrooke <[bclaybrooke@amengfl.com](mailto:bclaybrooke@amengfl.com)>  
**Subject:** Vistera - Aria and Fiore Lift Station Modification  
**Importance:** High

Andy/Bobbi – In response to your request for a proposal to construct the proposed modifications to the **Aria and Fiore Lift Stations**, we herein propose to construct the described improvements for **\$192,200.00 per site** as detailed on the attached cost breakdown.

**Scope of Work**

Aria/Fiore Lift Station Modifications - Submersible Pumps and Panel Modifications to be performed by Xylem under direct Contract with Owner, Diesel Back-up Pump to be direct purchased by Owner - Work includes preparation of site,

below grade connection to existing force main, above grade connection to existing emergency pump-out, above grade connection to and from diesel back-up pump, float installation into existing wetwell, electrical, cleanup and start-up

Please review and we can discuss at Monday's progress meeting.

Thank you.

*Gregg V. Marsh*

Vice President

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