District: LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, November 8, 2022

Time: 6:30 PM

Location: Lakeshore Ranch Clubhouse

19730 Sundance Lake Boulevard Land O' Lakes, Florida 34638

## Agenda

Note: For the full agenda package, please contact <u>patricia@breezehome.com</u>

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- II. Pledge of Allegiance
- III. Audience Comments (limited to 3 minutes per individual for agenda items)

## IV. Operations Management

A. BREEZE Operations Report	Exhibit 1
B. Consideration of Fencers Welding Proposal- \$399.00	Exhibit 2
Fencers Welding Touch Up- \$268.38	

## V. Professional Vendor Operations

A.	Steadfast Environmental	Exhibit 3
B.	Yellowstone Landscape	
	Yellowstone Report	Exhibit 4
	Consideration of Yellowstone Proposals	
	<ul> <li>Winter Annual 2022 Change Out- \$828.52</li> </ul>	Exhibit 5
	<ul> <li>Oleander Reduction Nov 22-\$1,1850.00</li> </ul>	Exhibit 6
	<ul> <li>Sunset Bay &amp; Water Color Intersection Line of Site- \$3,850.00</li> </ul>	Exhibit 7
	• 19630 Hidden Glenn Dr- \$1,291.00	Exhibit 8

## C. District Engineer – Greg Woodcock

• 8449 Eagle Brook- \$1,065.00

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$\rightarrow$	Approval of RFO for Mailroom Expansion	Exhibit 10

Exhibit 9

## VI. Amenity Management

- A. Amenity Center Management Report & Maintenance Checklist Exhibit 11
- B. Consideration of Amenity Proposals:
  - HHR Steemers Carpet Cleaning \$406 Exhibit 12

	<ul> <li>Steemology Rug Cleaning Quote - \$1,127.60</li> </ul>	Exhibit 13
	• The Clean Machine Rug Cleaning Quote - \$600	Exhibit 14
	<ul> <li>Barrows Carpet Cleaning - \$1,000</li> </ul>	Exhibit 15
	• Lightning Capital Pressure Washing - \$1,723.54	Exhibit 16
	<ul> <li>RipTide Pressure Washing Proposal - \$3,888</li> </ul>	Exhibit 17
	<ul> <li>Yellow Ribbon Fund – Holiday Tree</li> </ul>	Exhibit 18
	C. Proposals for Fountain Maintenance & Repair:	
	• Suncoast Pool Service - \$5,825 ea \$11,650	Exhibit 19
	<ul> <li>Arinton – Entrance Fountain - \$6,800</li> </ul>	Exhibit 20
	<ul> <li>Arinton – Clubhouse Fountain - \$5,600</li> </ul>	Exhibit 21
VII.	Consent Agenda	
	A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 11, 2022	Exhibit 22
	B. Consideration for Acceptance – The Unaudited August Financial Report	Exhibit 23
VIII.	<b>Business Matters</b>	
IX.	Staff Reports	
	A. District Manager - Presentation of Landscape RFP and Selection	Exhibit 24
	B. District Attorney	
Χ.	<b>Supervisors Requests</b>	
	A. Discussion of No Overnight Parking at the Tennis Court and Amphitheater	
XI.	<b>Audience Comments – New Business –</b> (limited to 3 minutes per individual for non-agenda items)	

XII. Adjournment

	EXHIBIT 1



# Lakeshore Ranch CDD

Week of November 1, 2022
Field Report
For November 8, 2022 Meeting

## Summary

- Inspection Dates: Week of November 1, 2022
- Annuals warrantied
- Post Hurricane railing damage complete
  - Getting proposal to color match to existing rails
  - Another proposal added to agenda to fix disconnected railing on Sundance
- Community Pressure Washing scheduled for December 5-9
- Mulching to be done before meeting
- Sodding median endcaps is TBD. Irrigation and beds are prepped. Waiting on sod timeline
- Ponds are recessing with water. Can do more trim work and spraying along the edge
  - Some ponds with Algae, actively treating
- Proposed Tree Stump removal behind 8449 Eagle Brook on CDD property
- Proposed tree removal on property of 19630 Hidden Glen
  - Homeowner has a CDD maintained landscape bed and tree on his property. This was left over from when model homes were built onsite, however is now within the homeowner's property line.
- Walkway railings need to be cut back
- Speed Limit sign addition installed
- Bushhogging scheduled for Dec. 10 for quarterly trimming in drainage easements





Disconnected railing on Sundance





Post Hurricane railing damage complete. Getting proposal to color match to existing rails.





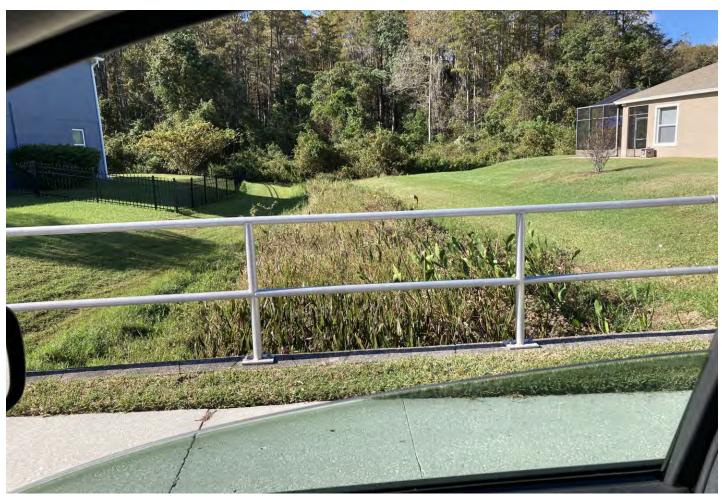
Walkway railings need to be cut back





Ponds are recessing with water.
Can do more trim work and spraying along the edge
Some ponds with Algae, actively treating





Bushhogging scheduled for Dec. 10 for quarterly trimming in drainage easements



EXHIBIT 2

### Fencers Welding and Fabrication Inc.

4770 110TH AVE N, STE 1 Clearwater, FL 33762 (727)304-7370 www.fencerswelding.com



## Estimate

**ADDRESS** 

Lake Shore Ranch CDD Michael Sakellarides 19730 Sundance Lake Blv. Land OLakes Fl 34638

#### **SHIP TO**

Lake Shore Ranch CDD Michael Sakellarides 19730 Sundance Lake Blv. Land OLakes Fl 34638 **ESTIMATE #** 1865 **DATE** 10/31/2022 **EXPIRATION** 11/04/2022 **DATE** 

ITEM	RATE	AMOUNT
<b>Retrofit/Repair</b> Retrofit and Repair for Aluminum railing.	389.00	389.00

Site address 19602 Sundance Lake Blvd Land O' Lakes, FL 34638

Estimate includes: Field measurements, Engineering, Layout, Materials, Tool-up, Fabrication, Field Test fit and Final Installation

**Materials** 10.00 10.00

-Dimensional Aluminum

-Paint

Subtotal: 399.00

Terms and Conditions 1 0.00 0.00

Terms and Conditions

1) These terms and condition represent the final and complete agreement of the parties, and no modification shall be binding upon Fencers Welding and Fabrication, Inc. ("FENCERS") unless made in writing and signed and approved by an officer of FENCERS. No modification of these terms shall be deemed made or accepted by FENCERS shipping goods or performing services following receipt of a purchase order or other documents containing terms and conditions additional to or in conflict with the terms and conditions herein. FENCERS does not agree to the accident, indemnity, and insurance provisions, if any, contained in the buyer's or customer's invitation or specifications, and in such cases FENCERS accepts only such liability as is imposed upon FENCERS by law and as limited by this contract. Receipt of goods or services by the buyer or customer shall be deemed conclusive proof of irrevocable acceptance of these terms and of the conformity of the goods or services provided; similarly, these terms and conditions shall be deemed irrevocably accepted upon commencement of work by FENCERS at FENCERS's facility or at any other location.

<sup>\*(</sup>x1) Weld Repair (See Photos for Location)

<sup>\*</sup>Touch up painting at weld location.

- 2) GENERAL: FENCERS's contracts for furnishing repairs, parts and services are solely on the basis of the insured limited liabilities and specific warranties set forth below. FENCERS shall not be liable for any injury or death resulting from its provision of repairs, retrofits, parts or services, and the purchaser or customer agrees to indemnify, defend and hold FENCERS harmless for any such claims brought against FENCERS by or on behalf of any person other than a FENCERS employee. When FENCERS provides parts, repairs or services to any vehicle, FENCERS shall not be liable, directly or indirectly, in contract, tort or otherwise, to the owners, underwriters, lienholders or other party in interest for any damages to such vehicle or to its appurtenances, cargo, equipment or moveable stores, or for any consequence thereof, unless such damage is caused solely by FENCERS's gross negligence or intentional tort, and in no event shall FENCERS's aggregate liability under this contract (with the exception of the specific warranty as set forth in "WARRANTY" below) exceed the amount charged by FENCERS for the services performed and/or parts supplied. In no event shall FENCERS be liable for any consequential or special damages including but without limitation, for faulty or negligent design or manufacture, delay, loss of revenue, detention, or loss of use. For all sales or services provided, whether vehicle related or non-vehicle related, FENCERS shall not be liable for incidental, special or consequential damages or losses arising directly or indirectly from the purchase and sale of goods or provision of services, or for any other cause, and FENCERS's sole liability shall be as set forth under "warranty" below. The buyer or customer agrees to indemnify, defend and hold FENCERS harmless with respect to all liabilities to all parties in interest exceeding the amounts herein stated.
- 3) FORCE MAJEURE: FENCERS shall not be liable in any event for any loss, damage or delay caused by strikes, labor difficulties, accidents, delays in delivery of materials, acts of God, war, restraint of prices, including, but not limited to, restraint by local, state or federal authorities, or causes or any kind beyond FENCERS's control, including, but not limited to, tropical storms, hurricanes, lightning or rain.

Initials\_\_\_\_

#### **Terms and Conditions2**

0.00

- 4) WARRANTY: FENCERS warrants that its parts and services are provided in accordance with industry standards and parts supplied are free from defects in material and workmanship. Buyer or customer agree that the sole remedy for breach of any warranty, express or implied shall be limited, at FENCERS's sole discretion, to the replacement of parts, repair of parts, return or crediting of purchase price, or referral of the claim to the original manufacturer for manufacturer's warranty review. FENCERS makes no warranty and specifically disclaims all liability for design of any items or designs supplied.
- 5) THE FOREGOING WARRANTY IS NON-ASSIGNABLE AND IS IN LIEU OF AND SPECIFICALLY EXCLUDES ALL OTHER WARRANTIES NOT ACTUALLY SET FORTH HEREIN, WHETHER EXPRESS OR IMPLIED BY OPERATION OF LAW OR

OTHERWISE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS OR THOSE IMPLIED BY THE COMMON LAW OF BAILOR AND BAILEE.

- 6) No agent or employee of FENCERS has authority to bind FENCERS to any other or expanded warranty or written contract, and any representation to that effect shall not be deemed to become a part of this contract and shall be unenforceable. The specific warranty provided by this section shall be deemed expired and all right of the buyer or customer irrevocably waived unless the claimed defect is submitted to FENCERS in writing within sixty (60) days of receipt of the relevant part or service (or the redelivery of the vehicle, whichever occurs first). This period shall govern whether the alleged defect is latent or patent and shall not be deemed to be tolled or to arise at any future time as a result of the discovery of a latent defect. Remedies for latent defects not discovered and submitted to FENCERS within the 60-day period shall be exclusively those available from the manufacturer, if any. All warranties are contingent upon, and no obligation to perform warranty repairs shall arise until, full payment is received by FENCERS, and the provision of repairs or replacement of parts by FENCERS shall not be deemed a waiver of this provision.
- 7) FORUM AND CHOICE OF LAW: This contract shall be deemed to have been executed and fully performed within in the State of Florida, and shall be interpreted and construed in accordance with and subject to the laws of the State of Florida, to the exclusion of the laws of any other state or country. The prevailing party in any legal action shall be awarded reasonable attorneys' fees and costs. Moreover, any dispute arising under, in connection with or incident to this contract shall be litigated before a state court of competent jurisdiction located in the State of Florida, County of Pinellas, to the exclusion of the courts of any other state or country, and buyer or customer hereby irrevocably consents to the jurisdiction of such court.
- 8) WAIVER OF RIGHT TO TRIAL BY JURY: Customer hereby knowingly, voluntarily, and intentionally waives any right client may have to a trial by jury in respect of any litigation arising out of, under or in connection with this agreement, or any course of conduct, course of dealing, statements (whether verbal or written) or actions of any party with respect hereto. This provision is a material inducement for FENCERS' agreement to provide services and parts under this agreement.

Initials		
Terms and Conditions3	0.00	0.00

9) PAYMENT AND PRICE: Prices quoted and product availability stated are valid for ten (10) days only unless designated as firm for a specific other period in writing by an authorized officer of FENCERS. Payment may be made by cash, cashier's check, money order or credit/debit card. Payment in most cases (excluding "custom" work) is fifty (50%) percent deposit (non-refundable) due upon commencement of the estimate, and the balance due upon completion. All deposits for project commencement are deemed non-refundable. 1.5% per month will be added to the invoice amount if full payment is not received by

FENCERS within thirty (30) days of presentation of the invoice. Vehicles, trailers, mobile equipment and any type of fabrication work left at FENCERS' facility more than five (5) days after the completion of work will accrue storage fees in the amount of fifty (\$50.00) dollars per day. Vehicles, trailers, mobile equipment and any type of fabrication work left at FENCERS' facility more than thirty (30) days after the completion of work will be subject to a storage lien and auction in accordance with the Florida statutes. Local fees or taxes are the responsibility of the customer and no deduction shall be made to the invoiced amount therefor. All returns (other than for defective goods under the WARRANTY section hereof) shall be subject to a 25% restocking fee, consent to payment of which is hereby given by customer or buyer, and no returns will be accepted for special order goods, goods supplied pursuant to an incorrect part number provided by the customer, or goods with damaged packing or labels. All returns must be accompanied by a returned goods number provided by FENCERS. Any returns on custom ordered products are at the discretion of FENCERS. FENCERS may place any account not paid within thirty days into the hands of a collection agency or attorneys for collection and the buyer or customer agrees to pay the reasonable fees and costs of the attorneys, without regard to whether suit is filed, or arbitration commenced. All payments must be made in Florida at [4770] 110th Ave N STE#1 Clearwater, FL 33762] or mailed to: [4770 110th Ave N STE#1 Clearwater, FL 33762] or by wire as set forth below. It is agreed that wires are to be deemed payments made in Florida. For payment for work done on or materials furnished to any vehicle, whether authorized orally, or by letter, or written contract, and whether FENCERS is the general contractor or a subcontractor, FENCERS looks to both vehicle and owner.

Regions Bank 1900 Fifth Avenue North, Birmingham, AL 35203 Account and ABA: Available upon request

- 10) CHANGE ORDERS: Customer hereby acknowledges, that any requested alteration or deviation from the original project scope over (5%) total project cost, will be treated as a change order, over and beyond the original invoice.
- 11) VEHICLE WARRANTIES: The vehicle, its owners, underwriters, lienholders, and all parties in interest, shall indemnify and hold FENCERS harmless from all liability arising under any state or federal air or water quality statute or regulation unless the liability shall arise solely from the gross negligence or intentional tort of FENCERS's own employees.
- 12) BUYER AND CUSTOMER'S RIGHT TO PURCHASE FURTHER WARRANTIES: Different or more extensive liabilities will be accepted if an agreement in writing stating the nature and extent thereof is entered into before work is commenced by FENCERS, and if the price is adjusted to include the cost of appropriate additional insurance. The terms contained in this contract or as set forth by an addendum thereto shall in no way be interpreted to hold FENCERS as an insurer.

Initials					

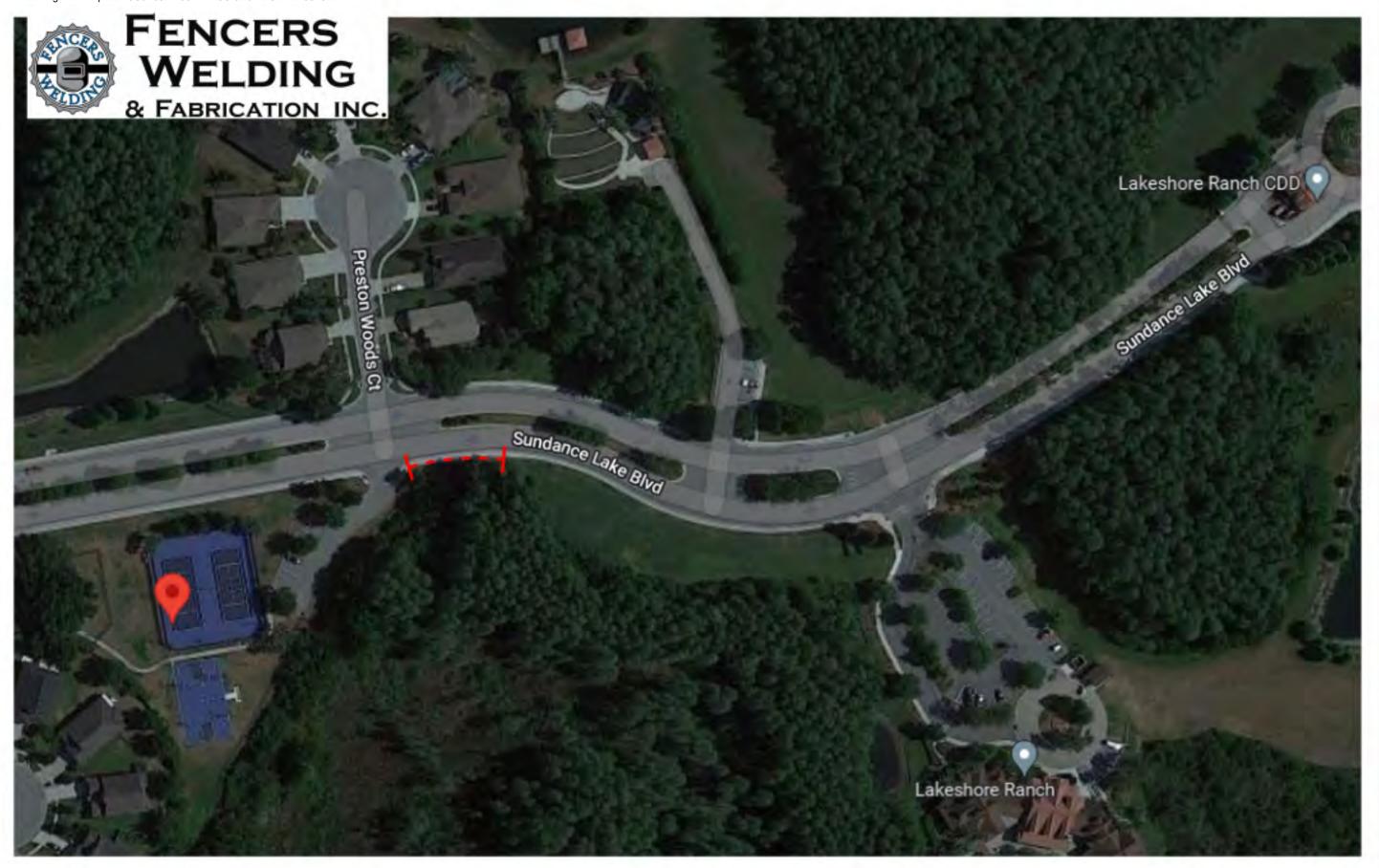
**Terms and Conditions4** 

0.00

- 13) CONTRACT TERMINATION: CUSTOMER shall have the right to terminate this CONTRACT, by written notice, (The notice provided shall describe with sufficient detail the nature of the cancelation) without FENCERS being at fault, for any cause, which would require FENCERS to immediately stop work. In such event, CUSTOMER shall pay FENCERS for all materials consumed and ordered, the full portion of the WORK actually performed (including permit fees and all project drawings) in an amount proportionate to the total CONTRACT Sum. FENCERS shall not be liable to CUSTOMER for any other costs nor for prospective profits on WORK not performed and materials used. However, if the reason for the termination is any action of default by CUSTOMER, or as a result of court order or public authority, Homeowners Association ruling/ decision, then FENCERS shall not be liable to CUSTOMER for any sum greater than that which FENCERS receives from CUSTOMER with respect to FENCERS WORK actually performed, and materials actually consumed or ordered.
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Initials		
	SUBTOTAL	399.00
	TAX	0.00
	TOTAL	\$399.00

Accepted By Accepted Date



CUSTOMER:

Type of DWG

Presentation Drawing (All Rights Reserved)

Project:

Site Location:

(NUMBER, STREET) (CITY, ST, ZIP)



### Fencers Welding and Fabrication Inc.

4770 110TH AVE N, STE 1 Clearwater, FL 33762 (727)304-7370 www.fencerswelding.com



## Estimate

### **ADDRESS**

Lake Shore Ranch CDD Michael Sakellarides 19730 Sundance Lake Blv. Land OLakes Fl 34638

#### **SHIP TO**

Lake Shore Ranch CDD Michael Sakellarides 19730 Sundance Lake Blv. Land OLakes Fl 34638 **ESTIMATE #** 1869 **DATE** 11/01/2022 **EXPIRATION** 11/11/2022 **DATE** 

ITEM	RATE	AMOUNT	
<b>Custom Production</b> Touch up painting at previously welded/Repaired locations as seen on overhead drawing.	207.00	207.00	
Estimate includes: Field measurements, Engineering, Layout, Materials, Tool-up, Prep for Paint, Paint (Color:TBD) and Final Installation			
Materials	61.38	61.38	
-Paint Terms and Conditions1	0.00	0.00	

Terms and Conditions

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the owners, underwriters, lienholders or other party in interest for any damages to such vehicle or to its appurtenances, cargo, equipment or moveable stores, or for any consequence thereof, unless such damage is caused solely by FENCERS's gross negligence or intentional tort, and in no event shall FENCERS's aggregate liability under this contract (with the exception of the specific warranty as set forth in "WARRANTY" below) exceed the amount charged by FENCERS for the services performed and/or parts supplied. In no event shall FENCERS be liable for any consequential or special damages including but without limitation, for faulty or negligent design or manufacture, delay, loss of revenue, detention, or loss of use. For all sales or services provided, whether vehicle related or non-vehicle related, FENCERS shall not be liable for incidental, special or consequential damages or losses arising directly or indirectly from the purchase and sale of goods or provision of services, or for any other cause, and FENCERS's sole liability shall be as set forth under "warranty" below. The buyer or customer agrees to indemnify, defend and hold FENCERS harmless with respect to all liabilities to all parties in interest exceeding the amounts herein stated.

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Initials

Terms and Conditions2

0.00 0.00

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- 5) THE FOREGOING WARRANTY IS NON-ASSIGNABLE AND IS IN LIEU OF AND SPECIFICALLY EXCLUDES ALL OTHER WARRANTIES NOT ACTUALLY SET FORTH HEREIN, WHETHER EXPRESS OR IMPLIED BY OPERATION OF LAW OR OTHERWISE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS OR THOSE IMPLIED BY THE COMMON LAW OF BAILOR AND BAILEE.
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### Terms and Conditions3

0.00 0.00

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subcontractor, FENCERS looks to both vehicle and owner. Regions Bank 1900 Fifth Avenue North, Birmingham, AL 35203 Account and ABA: Available upon request

- 10) CHANGE ORDERS: Customer hereby acknowledges, that any requested alteration or deviation from the original project scope over (5%) total project cost, will be treated as a change order, over and beyond the original invoice.

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Initials		
Terms and Conditions4	0.00	0.00

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Initials		
	SUBTOTAL	268.38

TAX TOTAL

0.00 **\$268.38**  Accepted By

Accepted Date







	EXHIBIT 3





## Lakeshore Ranch CDD Aquatics

## **Inspection Date:**

10/24/2022 9:01 AM

## Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM

813-836-7940

## **SITE:** 24

Condition: Excellent Great <a href="Good Poor Mixed Condition Improving">Good Poor Mixed Condition Improving</a>





#### Comments:

Minor amounts of algae noted on the perimeter between water lilies. The water level has dropped.

WATER: Clear X Turbid Tannic

ALGAE: N/A X Subsurface Filamentous X Surface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

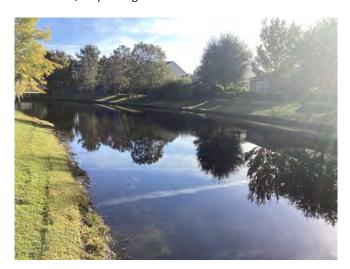
NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

## **SITE:** 25

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving





### Comments:

Minor amounts of submersed algae noted. Slender Spikerush all but eradicated, small amounts continue to die off. Carp are to be stocked this week.

**X** Clear Turbid WATER: Tannic ALGAE: Surface Filamentous ★ Subsurface Filamentous Planktonic Cyanobacteria GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

## **SITE:** 26





#### Comments:

Routine maintenance and monitoring will continue here.

WATER: Clear Turbid X Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

## **SITE: 27**

Condition: Excellent \( \sqrt{Great} \) Good Poor Mixed Condition \( \sqrt{Improving} \)





Hydrilla XSlender Spikerush

#### Comments:

Grasses between beneficial Arrowhead plants are currently being targeted, their decay is evident. Some algae is noted on this area, to be addressed during the next maintenance event.

WATER: **X**Turbid Tannic Clear ALGAE: **X** Subsurface Filamentous **X** Surface Filamentous Planktonic Cyanobacteria **GRASSES:** N/A Minimal X Moderate Substantial **NUISANCE SPECIES OBSERVED: X**Torpedo Grass Pennywort Babytears Chara

Other:

## **SITE: 28**

**√**Great Condition: Excellent Poor **Mixed Condition** Good ✓Improving





#### Comments:

Grasses and algae along the perimeter of the pond are in the process of decaying. There is a small amount of pollen on the surface of the pond.

WATER: Clear **X** Turbid Tannic ALGAE: Subsurface Filamentous X Surface Filamentous X Planktonic Cyanobacteria **GRASSES:** N/A Minimal X Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Chara Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

## **SITE:** 29

Condition: Excellent **√**Great **Mixed Condition** Good Poor **Improving** 





#### Comments:

The pond is free of any nuisance grasses, a thin strip of algae is present along the southern edge of the pond. To be addressed during the next visitation.

WATER: **X**Turbid Clear Tannic ALGAE: ★ Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara Hydrilla XSlender Spikerush Other:

## **SITE:** 30

Condition: Excellent Great Good Poor \( \sqrt{Mixed Condition} \) \( \sqrt{Improving} \)





#### Comments:

Grasses along the perimeter are in the process of decaying. Similarly, algae which was previously hit is breaking up, and has scattered itself across the pond. Small amounts of new growth were noted, which will be hit during the next visitation.

WATER: Clear X Turbid Tannic

ALGAE: N/A X Subsurface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla XSlender Spikerush Other:

## **SITE:** 31

Condition: Excellent √Great Good Poor Mixed Condition Improving





#### Comments:

Minor amounts of subsurface algae were noted, normal for a healthy pond. Lilies in the center of the pond are being prevented from overtaking the water's surface.

WATER: **X**Turbid Clear Tannic Surface Filamentous ALGAE:  $\times$  N/A Subsurface Filamentous Cyanobacteria Planktonic GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

## **SITE:** 32

Condition: Excellent Great Good \( \sqrt{Poor} \) Mixed Condition Improving





#### Comments:

New growth among nuisance grasses is present along the shoreline. The most prevalent species being Pennywort. Technicans have been instructed to target this growth on their next visit to the community.

WATER: Clear X Turbid Tannic
ALGAE: N/A Subsurface Filamentous X Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A Minimal X Moderate Substantial
NUISANCE SPECIES OBSERVED:

Toronto Const.

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

## **SITE:** 33

Condition: Excellent Great Good 

Poor Mixed Condition Improving





Hydrilla XSlender Spikerush

#### Comments:

While the perimeter of the pond is free of most nuisance grasses, a few large pockets were observed. moderately sized patches of surface filamentous algae were noted as well. Both are to be addressed during the next maintenance visit.

**X**Turbid WATER: Tannic Subsurface Filamentous X Surface Filamentous ALGAE: Planktonic Cyanobacteria **GRASSES:** N/A Minimal X Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara

Other:

813-836-7940

### **MANAGEMENT SUMMARY**













As October draws to a close, and we enter November, we observed a short term change in the weather conditions influencing the ponds. Cooler temperatures are becoming more commonplace in the mornings (especially given the recent cold-snap) and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during daytime hours. As the days shorten and the season progresses these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this inspection, most ponds were in great condition, though a few were in the process of improving from prior treatment. On these ponds, grasses were decaying, and algal growth noted during the inspection was composed of scattered patches along the ponds' perimeters in an advanced state of decay. Remaining regrowth observed will be targeted during the next visitation. Full dissolution of algae is typically expected within 7-10 days post treatment.

## **RECOMMENDATIONS**

Continue to treat ponds for algae.

Administer follow-up treatments to nuisance grasses along shorelines.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

## MAINTENANCE AREA



EXHIBIT 4







November Walk Thru
Assigned To Community
Attendees
Chris Van Helden



Observation
Assigned To Community
Original fall flowers have been warranted &
installed 28 Oct 22



Observation
Assigned To Community
Will start pushing wet areas back to wood lines as
they dry up



Observation
Assigned To Board

Irrigation has installed the new zone on island. Did not have to Jack & Bore. Huge savings on enhancement. 31 Oct 22 waiting for me sod to be installed.



Observation

Assigned To Board

New heads installed to up grade irrigation for new sod.



Observation

Assigned To Board

Straps installed to straighten cypress trees fro Hurricane Ian



## Observation

Assigned To Community

Wet Marshland areas are scheduled to be redone 10 Dec 22



#### Observation

Assigned To Board

Propose to reduce Oleander by 60% to promote correct growth.



Observation

Assigned To Board

Thinning of the Palmettos has been completed.



#### Observation

Assigned To Board

19630 Hidden Glen, homeowner requests we remove the slash pine from his property & install sod.

Right side of yellow line is CDD Property
Left side of yellow line is homeowners property
Red Arrow points to pine in question
Proposal on the Agenda



#### Observation

Assigned To Board

Homeowner states the Wax Myrtle had fallen over with the winds of Hurricane Ian. Homeowner states they cut tree after it fell & root ball is too much for them. Area behind the property line is maintained by Yellowstone Landscape.

Requests we remove the root ball. Yellow line is homeowner property Red circle is the root ball Proposal on the Agenda



Observation
Assigned To Community
New mulch to be installed on 2 Nov 22

ALM.

Christiaan Van Helden Yellowstone Landscape

EXHIBIT 5



Proposal #257838

Date: 10/24/2022 From: Chris Van Helden

Proposal For Location

Lakeshore Ranch CDD

c/o Breeze 1540 International Plaza - Suite 2000 Lake Mary, FL 32746 main: 813-564-7847

mobile:

patricia@breezehome.com

10730 Sundance Lake Rh

Terms: Net 30

Property Name: Lakeshore Ranch CDD

Winter Annual 2022 Change Out

Remove old annual flowers

- Prep annual beds
- Install new annual flowers
- Dump Fees & Taxes

19730 Sundance Lake Blvd, Land O' Lakes, FL 34638 Land O' Lakes, FL 34638

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Dreams Petunias	504.00	\$1.64	\$828.52
Client Notes			
Remove & replace annual flowers			

	SUBTOTAL	\$828.52
Signature	SALES TAX	\$0.00
x	TOTAL	\$828.52

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	

EXHIBIT 6



Proposal #188698 Date: 11/01/2022

From: Chris Van Helden

Proposal For Location

Lakeshore Ranch CDD

c/o Breeze 1540 International Plaza - Suite 2000 Lake Mary, FL 32746 main: 813-564-7847

mobile:

patricia@breezehome.com

19730 Sundance Lake Blvd, Land O' Lakes, FL 34638

Land O' Lakes, FL 34638

Terms: Net 30

Property Name: Lakeshore Ranch CDD

Oleander Reduction Nov 22

- Reduce Oleander by 60%
- Remove all debris

DESCRIPTION

Dump Fees & Taxes

DESCINI TION	QUANTITI	ONITITIOL	AMOUNT
Reduce all Oleander by 60% on Watercolor Dr	1.00	\$1,850.00	\$1,850.00
Client Notes			
Reduce the height of the Oleander bushes on Watercolor Dr.			
	SUBTOTAL		\$1,850.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$1.850.00

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	

EXHIBIT 7





Proposal #180484 Date: 11/01/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze 1540 International Plaza - Suite 2000 Lake Mary, FL 32746 main: 813-564-7847

mobile:

patricia@breezehome.com

Location

Terms: Net 30

19730 Sundance Lake Blvd, Land O' Lakes, FL 34638 Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

Sunset Bay & Water Color Intersection Line of Site

- Removal of 3 Sable Palms along roadway
- Stumps Palms ground to a minimum depth of 8 inches
- Removal of Southern Live Oak along roadway
- Stump Oak ground to a minimum depth of 8 inches
- Reduce Hedges at all corners by 50% to give Line of Site
- Remove all debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Reduce Plant life by 50% at all 4 Corners	1.00	\$1,175.00	\$1,175.00
Remove 3 Palms & 1 Oak Tree from Line of Site	1.00	\$2,675.00	\$2,675.00

#### **Client Notes**

## Removal Of Oak & 3 Palms & Hedge reduction in the County Line of Site

SUBTOTAL	\$3,850.00
SALES TAX	\$0.00
TOTAL	\$3,850.00

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	

EXHIBIT 8



Proposal #259471 Date: 10/31/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze 1540 International Plaza - Suite 2000 Lake Mary, FL 32746 main: 813-564-7847 mobile: patricia@breezehome.com Location

19730 Sundance Lake Blvd, Land O' Lakes, FL 34638 Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

19630 Hidden Glenn Dr



Terms: Net 30



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod (St. Augustine)	6.00	\$6.00	\$36.00
Soil	1.00	\$30.00	\$30.00
Install soil, floratam set irrigation	1.00	\$375.00	\$375.00
Remove Slash pine & Stump Grind	1.00	\$850.00	\$850.00

#### **Client Notes**

- Cut slash pine at corner of property in a CDD plant bed located on homeowner property
- Stump grind minimum depth below 8 inches
- Remove all debris
- Fill in hole with a 80/20 soil mix
- Install Floratam to cover area
- Dump Fees & Taxes

X	TOTAL	\$1,291.00
Signature	SALES TAX	\$0.00
	SUBTOTAL	\$1,291.00

Contact	Assigned To
Print Name:	Chris Van Helden Office: cvanhelden@yellowstonelandscape.com
Date:	

	E	XHIBIT 9	



Proposal #260033 Date: 11/01/2022

From: Chris Van Helden

Proposal For

Lakeshore Ranch CDD

c/o Breeze 1540 International Plaza - Suite 2000 Lake Mary, FL 32746

main: 813-564-7847 mobile:

patricia@breezehome.com

Location

19730 Sundance Lake Blvd, Land O' Lakes, FL 34638 Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

8449 Eagle Brook Terms: Net 30



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Fill Dirt	2.00	\$35.00	\$70.00

## Client Notes

- Removal of Wax Myrtle Stump at 8449 Eagle Brook
- Fill in hole with fill dirt
- Dump Fees & Taxes

	SUBTOTAL	\$1,065.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,065.00

Contact	Assigned To
Print Name:	Chris Van Helden
Title:	Office: cvanhelden@yellowstonelandscape.com
Date:	

## 1.0 Scope of Services

In this Request for Qualifications (RFQP) the Lakeshore Ranch Community Development District is seeking an experienced A&E Firm in the building renovation industry to provide Architectural <u>and</u> Engineering Services for the renovation of the existing mail room and entry ramp to meet current ADA requirements.

Selected A&E Firms will be required to provide all necessary architectural and engineering services.

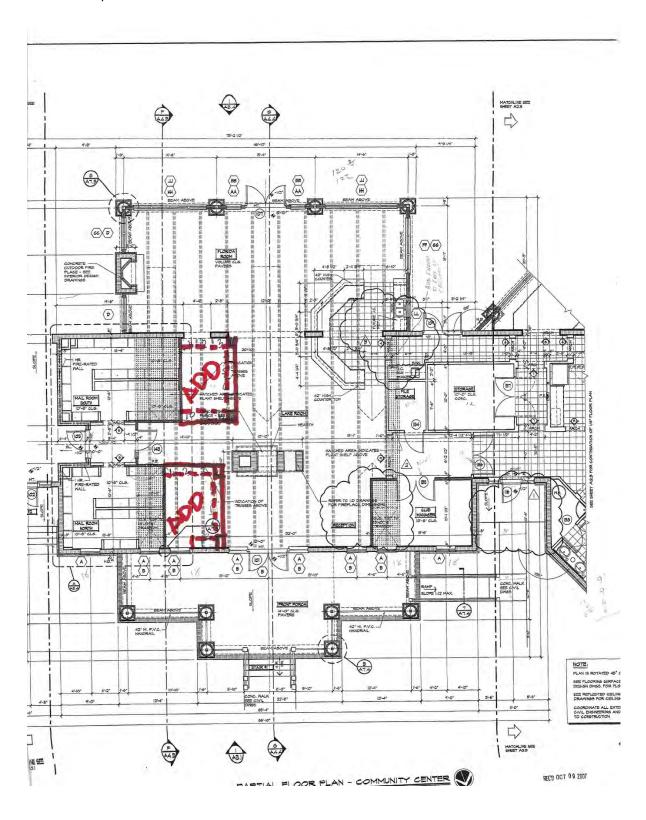
The project is for the design and permitting to renovate an existing mailroom to be ADA compliant.

#### I. Basic Information:

- 1. The site is located within the existing Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638. Refer to location map below for additional information.
- Current mailroom layout is not ADA compliant and modification to the interior of the existing clubhouse is required to be ADA compliant. The existing ramp located outside the mailroom requires modification to be ADA compliant.

#### **Location Map**





#### II. Services:

A&E Firm services include those services necessary for planning and designing the project, including all architectural, structural, mechanical, electrical, cost estimating and other services determined to be necessary to complete the requirements of the project.

#### 1. Schematic Design Phase

During this Phase the A&E Firm will perform all analyses necessary to fully ascertain ADA requirements for the project. These analyses must be performed based on a thorough research of the project requirements.

- a) Prepare schematic plan view drawing(s) showing the proposed renovations to the existing mailroom. Prepare two options to present to the board with cost estimate for construction.
- b) Prepare elevation view showing the proposed modifications to the clubhouse entrance. This modification is going to encroach into the entrance of the clubhouse and is the main focus of the residents when they enter the clubhouse.
- c) Reconfigure of the existing handicap ramp located outside the entrance to the mailroom to be ADA compliant.
- d) Document shall be submitted in one set of hard copies and electronic file.
- e) All designs have to comply with current Florida Building Code.
- f) Design and final product shall comply with current ADA requirements.

#### 2. Design Development Phase

Immediately upon approval Schematic Design Phase by the board of supervisors, the A&E Firm will begin to prepare the design of the project. A <u>preliminary estimate</u> of construction costs, must be submitted. This submittal is to be approximately 60% design drawings.

The Design Development drawings must include, but not limited to:

- a. Architectural drawings
- b. Structural Drawings
- c. Mechanical and Plumbing drawings
- d. Electrical drawings
- e. Specifications

All requests for permits and endorsements must be submitted to the corresponding agencies at least at the end of this phase.

At the end of this phase the A&E Firm shall submit the following:

- a. Two (2) sets of drawing and specifications and an electronic file including a PDF of the drawings.
- b. Detailed statement of probable cost
- c. Presentation of drawings mounted on board to include floor plan and elevations.

#### 3. Final Design and Permitting

Upon receipt of written approval from Lakeshore Ranch Community Development District of the 60% Design documents and cost estimate, the A&E Firm will prepare permit applications and submit to regulatory agencies of obtain required permits to build the project. Two hard copies of the permit applications and submittal documents and one electronic PDF of the submittal. Permit fees will be paid for by Lakeshore Ranch Community Development District. Other than permit fees the A&E firm is to provide necessary copies and drawings for the permit submittal.

During this Phase, the A&E Firm must also prepare and submit to the Lakeshore Ranch Community Development District the following documents before the construction bidding process begins:

- a. Construction Cost Estimates
- b. Completion Schedule and Time for Completion
- c. Permits and Endorsements: The A&E Firms shall be responsible to obtain and provide to the Lakeshore Ranch Community Development District all permits and endorsements currently required to be obtained during the design phase for lawful project completion.

#### 4. Post Design Services

Post Design Services are to include but not limited to bidding assistance, construction oversight and permit closeout.

The A&E firm shall prepare and assemble all bidding and contract documents required to solicit bids from qualified construction contractors. The A&E firm will prepare the Bidding, Construction, and Contract Documents.

After approval of Bidding, Construction, and Contract Documents by Lakeshore Ranch Community Development District, the A&E Firm shall assist Lakeshore Ranch in administering the bidding and award of the project.

After execution of the Construction Contract, the A&E Firm shall in a prompt and timely manner supervise the Construction Contract and all construction works. The A&E Firm shall endeavor to protect Lakeshore Ranch Community Development District against defects and deficiencies in the execution and performance of the work.



# AMENITY CENTER MANAGEMENT REPORT For the month of OCTOBER 2022

Date of Meeting: November 8, 2022

Submitted by: Lori Karpay

#### **MAILCHIMP EMAILS**

10/3 – Newsletter

10/6 – Food truck notification

10/7 – Yoga schedule announcement

10/7 – Pumpkin Plunge reminder

10/8 - OneBlood reminder

10/9 – CDD Board meeting notification

10/9 - Food truck notification

10/11 – CDD Board meeting notification

10/12 – 2<sup>nd</sup> Pumpkin Plunge reminder

10/12 – Guide to living with alligators

10/15 - Reminder: Oktoberfest

10/15 - Explanation to Oktoberfest fee

10/16 - Food truck notification

10/18 - Swim School Schedule

10/29 - Happy Halloween

10/29 – Electricity Out at Courts

10/31 – Update on Electricity and Barcode Reader Disfunction

#### SPECIAL EVENTS/PROGRAMMING

- October's Wine & Cheese was Oktoberfest themed and well attended
- The kids enjoyed the Pumpkin Plunge Event
- The Sunday Matinee Movies are ongoing
- Yoga commenced the second week of October
- Pickleball Clinic Agreement created and beginning in November
- Aquatics Aerobics to be under contract soon
- Working with a Zumba instructor to have her begin teaching

#### **FACILITY AND AMENITY MANAGEMENT**

Please see Inspection Report

 Pressure washed playground and amphitheater area; cleaned playground; pressure washed outdoor bathroom building; removed wasp nests

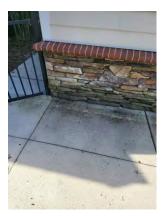
## **BEFORE**





























## **BEFORE**









**AFTER** 









• Repaired break in courts' water fountain pipe.

**BEFORE** 







Cleaned tennis court net

#### **Before and After**



 Signs for the dog park and fishing dock are ready for pick up. Will have those installed immediately.





#### **CONSIDERATIONS:**

- Resident is requesting LakeShore Ranch to assist in the "Stocking for Soldiers" fundraiser for the Yellow Ribbon Fund. Supporting document is included. Does the Board want to participate?
- The carpeted areas and rugs are in need of professional cleaning. The three companies who provided quotes. (Please see supporting docs) Would the Board approve one company to go forward?
  - Barrows Carpet & Upholstery Cleaning The only business who drove to the clubhouse to inspect the job. Also guaranteed me that if anything happens to the carpets/rugs after the job is completed (in a reasonable amount of time), they will stop by and take care of it at no charge. Family owned. \$1,000.00
  - Steemology member of BBB. Reviews from Yelp and Home Advisor average at
     4 stars.
     \$1,127.60
  - HHR Steemers found one review at 5 stars. Much less expensive, but not sure of the quality. Family owned.
     \$406.00
  - o The Clean Machine On the BBB site, reviews were not favorable. \$600.00

- The exterior of the clubhouse and fitness center need pressure washing once the roofers have completed that job. (Please see supporting docs.) Would the Board like to move forward with this project? The quotes are:
  - Riptide Pressure Washing \$3,888
  - Lightning Capital Pressure Washing new business wants the job so he gave a major discount.
     \$1,723.54
  - Mega Service Solutions No show
- The fountains require new pumps to be installed to become functional again. Suncoast
   Pools manages the fountains. The quote is \$11,650 for two pumps. (Please see
   supporting doc.)

## Lakeshore Ranch Clubhouse Maintenance Inspection



Inspection Date: 10/27/2022

By: Heather Alexandre

Vesta Property Services Regional Lifestyle Director

Daily:

Straighten pool furniture. Wipe down when needed. Wipe down and clean outdoor water fountains.

X Improved





Clean outdoor table tops.

Done





Clean bathrooms; toilets, sinks, countertops, and mirrors Empty trash in/around building/ pool/ playground, courts, etc. Sweep & mop Clubhouse tile areas. Wipe down Clubhouse tables.

Kitchen area; clean countertops, sink area, including microwave. Vacuum rugs in Clubhouse.

X X X X

Lori has estimates to have the carpets and all rugs steam cleaned. Hopefully this will help with appearance and also for cleanliness.



Wipe down gym equipment.

Clean glass on door and windows, inside and out.

Disinfect door handles.

Clean debris from pool

Check paper supplies and soaps (replenish if needed)

Windex entrance doors

**Needs Improvement** 

**Needs Improvement** 

Х

Х

Х

Improved

Weekly:

Check and spray for bee nests.
Check tennis/pickleball nets
Check and remove spider webs.
Put out/away tables and chairs for events
Dust; includes furniture.

Needs Improvement

Installed

**Pressure Washing Underway** 

N/A

Improved

Monthly:

Clean and organize pool pump area. Clean and organize maint area Spray for weeds between sidewalk N/A

Χ

Improved

Also the weeds and the landscaping including the bushes have been trimmed. Completed by the Landscape company.







Before After



Dust fan blades

**Empty Ice Machines** 

Check AED Machine

Seasonal:

Put seasonal items up/Teardown

As they arise:

Clean interior doors.

Wipe down railings

Done

N/A

N/A

**DONE** 

**Needs Improvement** 

**Needs Improvement** 

Happen more often





Railing throughout the Clubhouse were cleaned and then touched up:

Before After

Wipe down cobwebs.

**Needs Improvement** 



Needs to be improved

Pick up trash outside. Check all lights/replace bulbs.

Touch up painting.

X	
X	
Ongoing	





Fitness Center wall: Before

After





Mail Room Baseboards: Painted Before

After

Check and clean up around sports areas.	X
Maintenance repairs. Details:	Additional pictures below
Wipe down window sills.	X
Power wash sidewalk areas.	Work in progress
Wipe down railings	See below

## **Additional Pictures Provided Below:**

Bleach table tops pool



Concrete repainted by side door: Before



Χ

After





Door kick plate in need of cleaning Breezeway: Before

After





Bricks leading to pool pump room need bleached/pressure washed.

Before After





Lori purchased new lifesaving floatation rings. They were worn. Also need to make sure they are properly displayed. They just arrived and will be installed by the meeting date.





Stained concrete in breezeway: Before

After







The entire side porch was cleaned from top to bottom and windows clean inside and out.

Tennis/Basketball:

Check nets Replaced



Replaced

Check screens X







Pressure washed: The tennis court wind screens and nets cleaned

Before After

Trash X

Dog Park:

Inspect gate/fencing X
Check poop station X

Amp/Playground/Dock: A lot of attention will be placed on this area to get it back in shape.

Trash

Inspect Playground/spray for bees

Pressure wash

X
Shade structure/PW
Shade structure/PW

We have brought 2 additional Vesta Employees to help with this area on November 1st

EXHIE
BIT 12



INVOICE #246 **INVOICE DATE** Oct 13, 2022 DUE Upon receipt AMOUNT DUE \$406.00

## HHR STEEMERS LLC

Anastacia 19730 Sundance Lake Blvd Land O' Lakes. FL 34638

(813) 388-6841

theclubhouse@lakeshoreranch.net

### **CONTACT US**

6421 N Florida Ave Suite D, #1351 Tampa, FL 33604

(813) 580-7173

hhrsteemers@gmail.com

## **INVOICE**

Services	qty	unit price	amount
Carpet Cleaning - 2 regular sized 1 one oversized room(943 sqft)	1.0	\$150.00	\$150.00
We use truckmounted equipment and safe cleaning solutions to get y great again!	our floo	or looking	

## Our process includes

- 1. Inspect carpet
- 2. Commercial Vacuum
- 3. Apply cleaning solutions to carpets
- 4. Agitate cleaning solutions into carpet fibers
- 5. Flush carpet with our truckmounted system
- 6. Begin drying process immediately(Cylindrical fans are placed in rooms)
- 7. Apply Protection(optional)!

### Carpet Cleaning - Rug 8.0 \$32.00 \$256.00

Get a rug cleaned for one low price. We have special equipment and preferred cleaning solution to get your carpet looking new again.

**Total** \$406.00

EXHIBIT :
13



## You have a new estimate from Steemology

- Area Rug Area Rug ACTIVITY ROOM, Area Rug Area Rug ACTIVITY ROOM, Area Rug Area Rug LORI'S OFFICE, Area Rug Area Rug Area Rug Area Rug Area Rug, Area Rug Area Rug, Area Rug Area Rug, Carpet Cleaning Commercial Carpet Cleaning (Per Sq Ft)
- 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638

Option #1

\$1,127.60

# APPROVE DECLINE

## Estimate Details

Services Total

## Area Rug - Area Rug ACTIVITY ROOM

\$9.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

**SHOW MORE** 

## Area Rug - Area Rug ACTIVITY ROOM

\$9.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

## Area Rug - Area Rug LORI'S OFFICE

\$165.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

**SHOW MORE** 

## Area Rug - Area Rug LORI'S OFFICE

\$96.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

SHOW MORE

## Area Rug - Area Rug

\$162.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

**SHOW MORE** 

## Area Rug - Area Rug

\$189.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

**SHOW MORE** 

## Area Rug - Area Rug

\$36.00

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

**SHOW MORE** 

## Area Rug - Area Rug

\$175.50

Highly trained professionals will get your Area Rugs looking the best they have looked in a while. Offering a topical cleaning in your home for your Area Rugs to look their finest!

**SHOW MORE** 

## Carpet Cleaning - Commercial Carpet Cleaning (Per Sq Ft)

\$568.00

Offering you the best possible cleaning in the Industry. Our highly trained professionals have the knowledge and skills to handle the toughest job around. No job to big, no job to small. We take pride in our work making sure we leave your place of business with a smile on your face. Treating your facility as if it was ours. Our 2 step process ensures that your carnets stay cleaner longer by **SHOW MORE** 

Subtotal \$1,409.50

Discount (20%) -\$281.90

Total \$1,127.60

Note

## Thank you for your business!

Created: Oct 13, 2022

Contact us

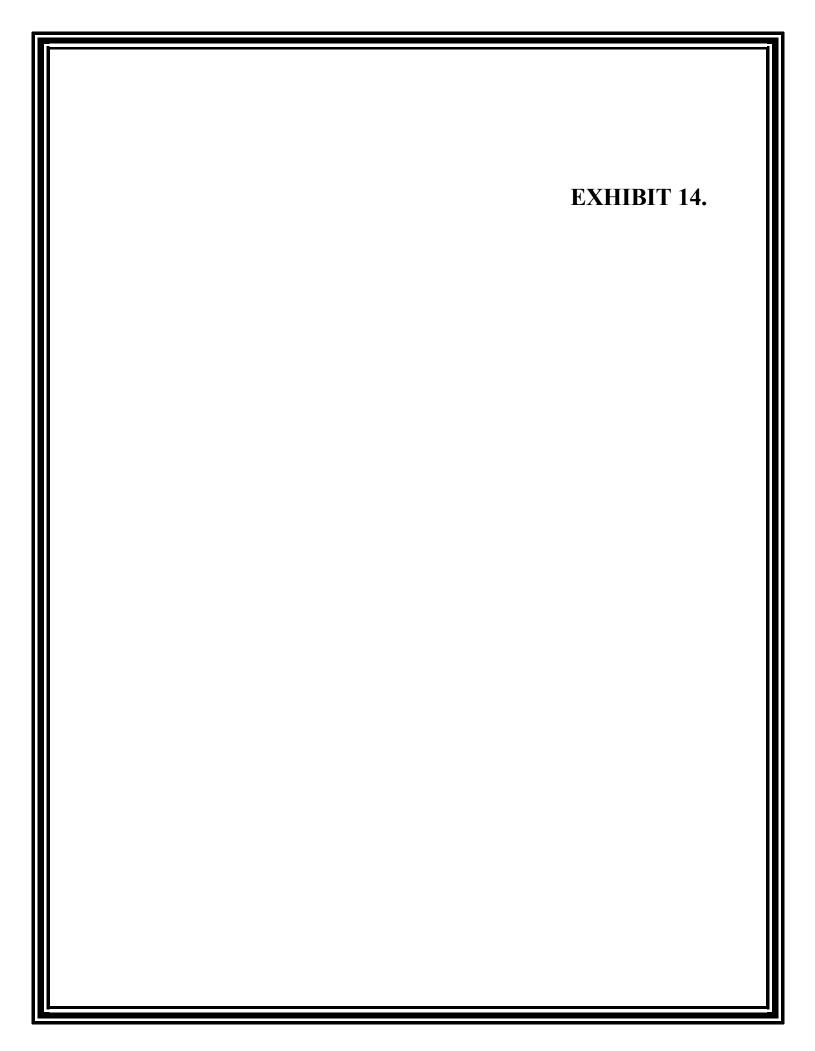
## Steemology



(813) 600-0305



info@steemology.com





## The Clean Machine Team

Lakeshore Ranch 19730 Sundance Lake Boulevard Land O' Lakes, FL 34638

(813) 388-6841

theclubhouse@lakeshoreranch.net

ESTIMATE	#109
ESTIMATE DATE	Nov 01, 2022
SCHEDULED DATE	Thu Oct 13, 2022
	3:00pm
TOTAL	\$600.00

## **CONTACT US**

5703 N Florida Ave, #B Tampa, FL 33604

(813) 649-3330

info@cleanmachineteam.com

## **ESTIMATE**

## See your financing options

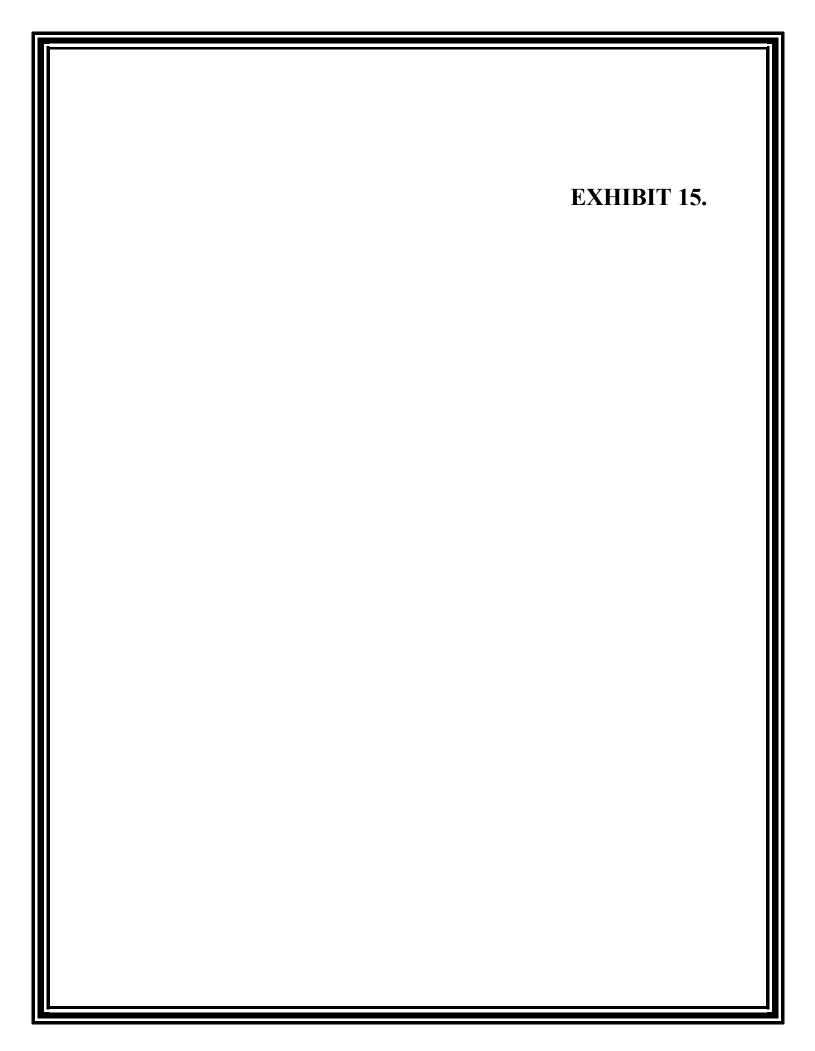
Services	qty	unit price	amount
Carpet Cleaning - 4 rooms - Standard	1.0	\$400.00	\$400.00
Eco-friendly carpet deep cleaning for up to 4 rooms.			
Includes:			
*pre-treatment			
*deodorizing			
*sanitizing			
Rug Cleaning - Area Rug Cleaning - 7 Rugs	1.0	\$200.00	\$200.00
Rug deep cleaning - including pre-treatment, deodorizing and sanitizing. For any 2 rugs up to 10x10. Rugs larger than 10x10 may incur additional fees.			
Subtotal			\$600.00
Total			\$600.00

APPROVE DECLINE

We thank you and appreciate your business!

The Clean Machine Team

http://www.cleanmachineteam.com





Family Owned
& Operated

Authorized Professional Applicator

SCOTCHGARD

# \* PROPOSALX

# BARREOWS

Port Richey, FL 34668 727-844-3480

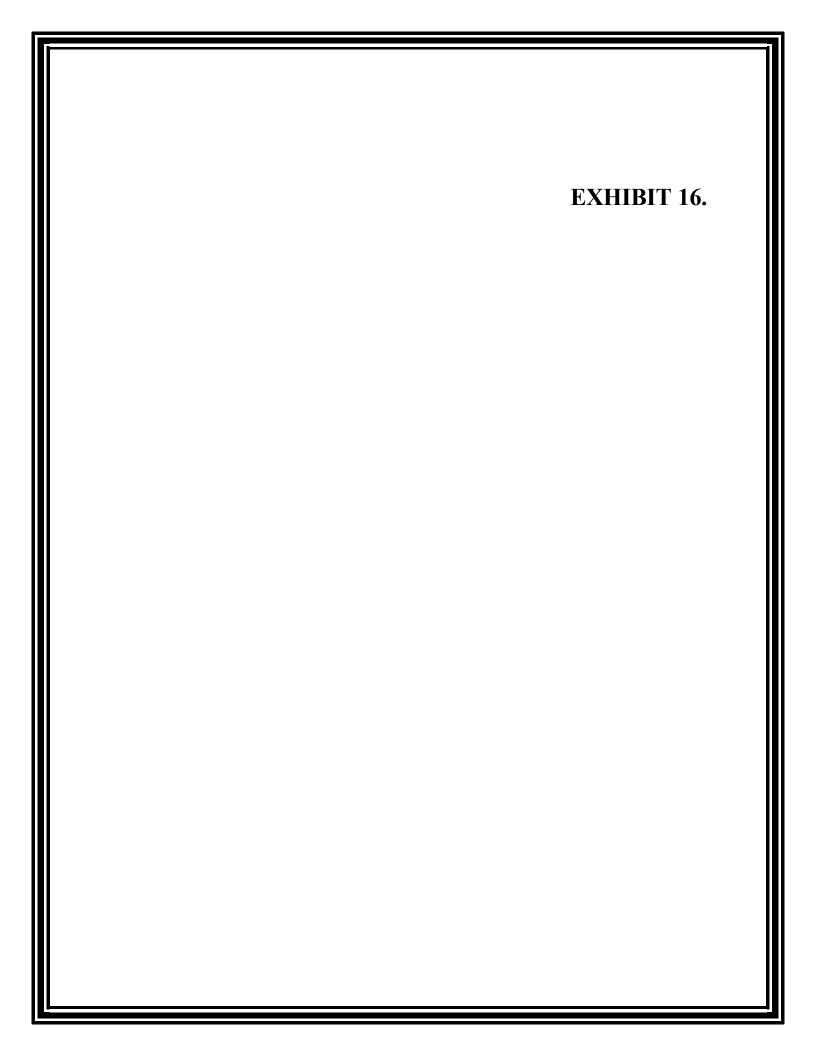
Carpet & Upholstery Cleaning

Third Generation Carpet Cleaners providing quality care for your fine fabrics.

INSPECTION CLEANING AND RESTORATION & CERTIFIED FIRM

HCRC CERTIFIED TECHNICIANS

SOLD TO: THE CIUB/HOUSE	No. 7709		Free 14-3480
19730 SUNDANCE BIVO	INVOICE DATE:	11-1-22	
LANDO LAKES/AL 34638	CUSTOMER'S ORDER NO.		
TECHNICIAN: CB DW PAYNO	ont Due	e) Time	of Service
DESCRIPTION		UNIT	AMOUNT
CLERN SRATHER DEODOR	100		
1911 INSTRICT CONRECT			





## **Lightning Capital Pressure Washing**

8135859441 | lcpw.fl@gmail.com | https://www.lcpressurewashlandolakes.com/

RECIPIENT:

LakeShore Ranch

19730 Sundance Lake Blvd. Land O Lakes, FL 34638

Quote #15	
Sent on	Oct 30, 2022
Total	\$1,799.38

## **SERVICE ADDRESS:**

19730 Sundance Lake Blvd. Land O Lakes, FL 34638

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Building Wash	We use our soft wash method which is a low pressure chemical based solution. This method is the best because it will mitagate any harm to the property.	1	\$1,723.54	\$1,723.54
	All organic growth, bugs, and dirt will be clean off.			
	We also spray a solution that will help prevent mold growth from coming back.			
	Bugs and dirt are out of our control.			
Sidewalks	We will also clean all the sidewalks in the front of the building for free.	1	\$0.00	\$0.00
	Only the sidewalks attached to the builidng, that lead to the front door.			
	Removing all organic matter, gum and, dirt from the surface.			

We have all the saftey measures to do a project on this scale.

We come all outlets, caution signs, the proper equipment and knowledge.

We can get this whole project done in one day.

We will do sections at a time blocking certian points off that way residents wont be affected by anything.

If you have additional questions,

Contact me via 813-585-9441

Subtotal \$1,723.54 Taxes (4.4%) \$75.84



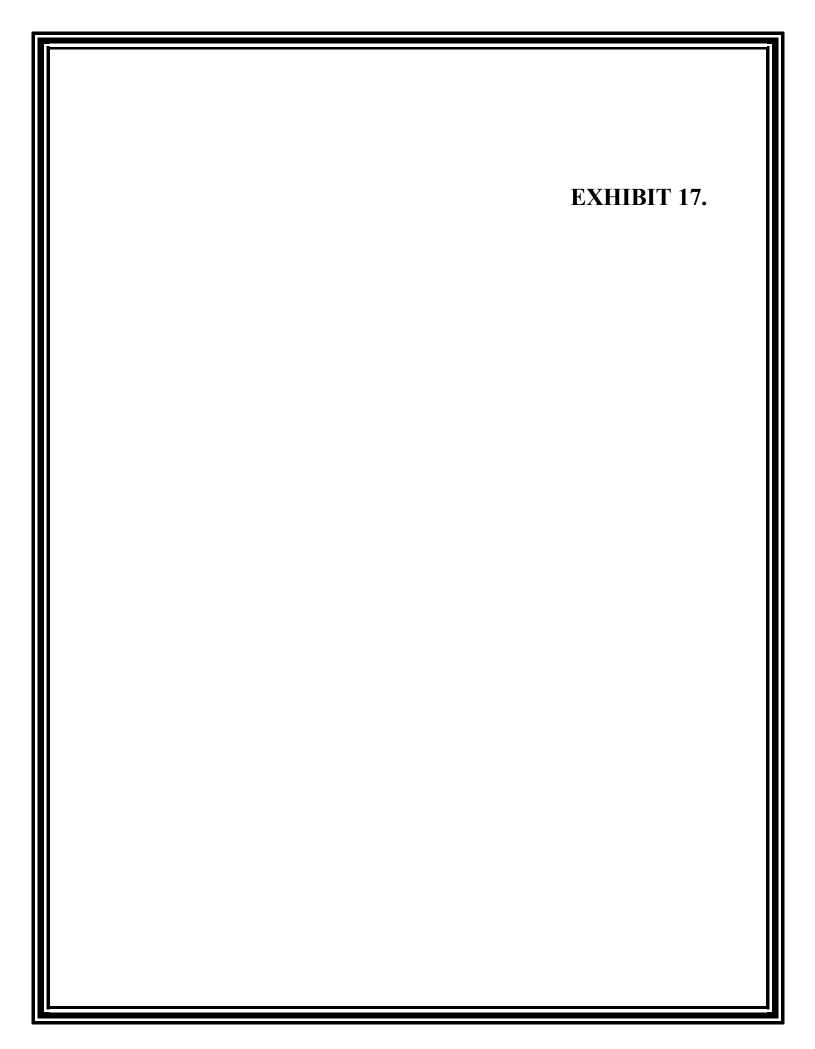
# Lightning Capital Pressure Washing 8135859441 | lcpw.fl@gmail.com | https://www.lcpressurewashlandolakes.com/

## **Notes Continued...**

lcpw.fl@gmail.com

Thanks, Kyle Farias Lightning Capital Pressure Washing

This quote is valid for the next 30 days, after which values may be subject to change.





# The enclosed proposal is presented by **Riptide Pressure Washing, LLC**

Website: www.riptidepressurewashing.com

Email: office@riptidepressurewashing.com

Phone: 727-216-9672

WHAT YOU GET WITH RIPTIDE:		
RIPTIDE SUPPLIES ALL OF THE WATER.	<b>✓</b>	Page 2
RIPTIDE HAS INDUSTRIAL EQUIPMENT FOR EFFICIENCY AND EFFECTIVENESS.	<b>✓</b>	Page 2
RIPTIDE USES HOT WATER FOR BEST RESULTS WHEN CLEANING CONCRETE.	<b>✓</b>	Page 2
RIPTIDE APPLIES AN ALGICIDE TO CONCRETE TO IMPROVE THE LONGEVITY OF THE CLEANING.	<b>✓</b>	Page 2
RIPTIDE CARRIES WORKERS COMPENSATION INSURANCE.	<b>✓</b>	Page 3
RIPTIDE CARRIES COMMERCIAL AUTO AND GENERAL LIABILITY WITH \$2M IN PROTECTION.	<b>✓</b>	Page 3
RIPTIDE IS A PRE-APPROVED VENDOR.	<b>✓</b>	Page 3

This proposal contains proprietary information intended solely for the individual or entity to whom it is addressed and may not be shared or posted publicly without permission.

## **OUR EQUIPMENT:**

Riptide's industrial equipment consists of three, turbo diesel 84HP, 20 gallon-per-minute pressure washing machines, connected to instant hot-water heaters. These machines are mounted on a 25' x 10' trailer with a 2,000-gallon water tank and a county issued hydrant filtration system for extracting water from hydrant meters with authorization from the county. Additionally, a custom, compressed-air atomizing pump is mounted to our rig to apply the appropriate amount of cleaning agent to clean a structure, roof, or building of any size.

## **OUR CLEANING METHOD FOR ROOFS, BUILDINGS AND OTHER STRUCTURES:**

Riptide performs roof cleaning, exterior building cleaning, fence cleaning and boundary wall cleaning using our state-of-the-art cleaning agent application system. A proprietary blend

of cleaning agents, with the active ingredient SLO-MO, are mixed in our chemical tank and applied to the structure by our team of professionals. Once applied, the cleaning agents break down the living organisms that create the unsightly discoloration on exterior structures. The end result is restored aesthetic value; and the elimination of contaminants such as mold, mildew and algae. Our cleaning agents are approved by the Vinyl Siding Institute and the Roof Cleaning Institute of



America. Photo, right: Roof cleaning being performed on a 3-story apt. building in Tampa.

PRO TIP: Never allow a vendor to use a pressure washer or a concrete cleaner on a roof.

## **OUR CLEANING METHOD FOR CONCRETE:**

We use a 2-step process to clean concrete surfaces such as sidewalks, walkways, curbing, etc. Step one is performed using a flat surface cleaner. The flat surface cleaner affords a powerful, uniform cleaning without risk of damage to concrete material. This cleaning tool, when combined with the use of hot water to create steam, provides the most effective cleaning method for flat surfaces. After the concrete is cleaned, we apply an algicide which oxidizes the algae, mold and mildew from



the porous concrete and inhibits its return. The end result is bright, clean concrete material. Photo, right: High-performance, industrial flat surface cleaner

Please note that Riptide also offers a concrete treatment to remove rust and iron stains that are the result of well water irrigation systems. This is a separate service using a different cleaning method (a chemical application) and must be specifically requested.

## **HOW WE DETERMINE OUR PRICING:**

All cost proposals are calculated using linear or square footage of the area to be cleaned. This allows us to determine the amount of algicide we will need for the scope of work. A detailed itemized cost proposal is included on the last page of this proposal. This proposal is being submitted as one complete document, do not separate the itemized cost proposal when presenting to decision-makers.

## **HOW WE PROTECT YOUR ASSETS:**

Riptide carries Worker's Compensation, General Liability and Commercial Auto insurance with levels of coverage well beyond the minimums. A certificate of insurance is included on the last page of this proposal. Your property will be named as an additional insured upon acceptance of our cost proposal. Riptide Pressure Washing, LLC is an approved vendor with credentialing companies such as Compliance Depot, Enterprise Risk Control, Grid Vendor, VIVE and Registry Monitoring Services.

## HOW YOU WILL BENEFIT FROM CHOOSING RIPTIDE PRESSURE WASHING, LLC:

Riptide is the best-equipped exterior cleaning specialist in the entire state of Florida. The efficiency of our industrial equipment reduces the time needed to complete a project, thereby reducing disruption to residents and commerce. Simply put, other vendors would need a full week to perform the same amount of services that Riptide performs in one day. Working efficiently means that we can offer very competitive pricing. When compared "apples to apples" with other vendors, we are almost always the least expensive vendor, offering you the best service. Be sure to compare wisely.

PRO TIP: When comparing vendors, use the checklist on our cover page to be certain you are asking all of the right questions.



## **Cost proposal for:**

## **Riptide Pressure Washing, LLC**

LakeShore Ranch Clubhouse 19730 Sundance Lake Blvd Land O' Lakes. FL 34638

<b>Property Manager:</b>	
Lori Karplay	

Item	Description	Quantity	Cost	Total
Roof	Cleaning of the clubhouse roof. Service includes cleaning out gutters and downspouts, algicide application to remove all mold and spores from within the roofing material, as specified by the manufacture recommendations.	15,315	0.20	3,063.00
Building	Cleaning of the facia, walls, windows and doors of the clubhouse building.	825	1.00	825.00
	PLEASE NOTE THE FOLLOWING:			
	<ol> <li>Riptide supplies the water, see page 2.</li> <li>Service includes the application of algicide to remove and deter mold, mildew and algae.</li> <li>Please view our demonstration video at riptideroofcleaning.com &amp; www.riptidepressurewashing.com</li> <li>Riptide carriers workers compensation, general liability, 5-million dollar umbrella policy and commercial auto insurance for your protection.</li> </ol>			

Proposal	total =	\$3,888.00

<sup>\*</sup>Signature and date of approval.





## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/01/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s)

this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).											
						CONTACT Jeff Hanneken					
One	Source Advisory				PHONE (A/C, No, Ext): (813) 949-8636 FAX (A/C, No): (813) 909-8743				09-8743		
203 Crystal Grove Blvd					E-MAIL jeff@onesourceadvisory.com  ADDRESS:						
						INS	SURER(S) AFFOR	RDING COVERAGE			NAIC#
Lutz	<u> </u>			FL 33549	INSURE	Ν.Α.		rance Company			10190
INSU					INSURE		RD Insurance				
	Riptide Pressure Washing LLC				INSURE	RC: Accredite	ed Surety and	Casualty Co Inc			26379
	6727 Trouble Creek Road				INSURE	RD:					
					INSURE	RE:					
	New Port Richey			FL 34653	INSURE	RF:					
_				NUMBER: 22-23 Certifica		TO THE INCHE	DED MAMED A	REVISION NUM		00	
	HIS IS TO CERTIFY THAT THE POLICIES OF DICATED. NOTWITHSTANDING ANY REQU										
	ERTIFICATE MAY BE ISSUED OR MAY PERT		,								
	KCLUSIONS AND CONDITIONS OF SUCH PO				REDUC						
INSR LTR	TYPE OF INSURANCE	INSD	SUBR WVD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)		LIMITS		
	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENC		<sub>\$</sub> 1,00	0,000
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTE PREMISES (Ea occu	rrence)	<sub>\$</sub> 300,	000
								MED EXP (Any one p	person)	<sub>\$</sub> 10,0	00
Α				20388929		05/21/2022	05/21/2023	PERSONAL & ADV II	NJURY	\$ 1,00	0,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE \$ 2,000,000		0,000	
	POLICY PRO- JECT LOC							PRODUCTS - COMP	UCTS - COMP/OP AGG \$ 2,000,000		0,000
	OTHER:							Hired & Non Ow	ned	\$ 1,00	0,000
	AUTOMOBILE LIABILITY							COMBINED SINGLE (Ea accident)	LIMIT	\$ 1,00	0,000
	X ANY AUTO							BODILY INJURY (Pe	r person)	\$	
В	OWNED SCHEDULED AUTOS ONLY AUTOS			RIAU283730	05/2	05/21/2022	05/21/2023	BODILY INJURY (Pe	r accident)	\$	
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAG (Per accident)	SE E	\$	
	AUTOS GNET							(i el desident)		\$	-
	➤ UMBRELLA LIAB OCCUR							EACH OCCURRENC	CF.	s 5,00	0,000
Α	EXCESS LIAB CLAIMS-MADE			4919265801		05/21/2022	05/21/2023	AGGREGATE		\$ 5,00	0,000
	DED RETENTION \$							NOONEONIE		\$	
	WORKERS COMPENSATION							➤ PER STATUTE	OTH- ER	<u> </u>	
_	AND EMPLOYERS' LIABILITY  ANY PROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDEN		<sub>\$</sub> 1,00	0,000
С	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A		1AUIFL160129793100		02/06/2022	02/06/2023	E.L. DISEASE - EA E		\$ 1,00	0,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POL			0,000
								L.L. DISLASE - FOL	ICT LIWIT	φ	-
Α	Inland Marine			20388929		05/21/2022	05/21/2023	Rented Equipme	nt Limit:	\$100	0,000
								Deductible:		\$500	, )
DES	 CRIPTION OF OPERATIONS / LOCATIONS / VEHICI	ES (A	CORD 1	L	mav be a	ttached if more s	pace is required)				
		•		,	•	·					
CE	CERTIFICATE HOLDER CANCELLATION										
JEI	CANCELLATION CANCELLATION										
								SCRIBED POLICIE			BEFORE
								F, NOTICE WILL BE	E DELIVERE	ED IN	
					ACCORDANCE WITH THE POLICY PROVISIONS.						
					AUTHOR	RIZED REPRESEN	ITATIVE				

Form (Rev. October 2018)
Department of the Treasury
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.								
	2 Business name/disregarded entity name, if different from above								
page 3.	following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):							
e. ns on	☐ Individual/sole proprietor or ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate single-member LLC	Exempt payee code (if any)							
ξi	Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶								
Some of the code appropriate box in federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  Individual/sole proprietor or single-member LLC  Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership)  Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner.  Other (see instructions)  Applies to accounts maintained outside the U.Applies to accounts maintained out									
ecif		(Applies to accounts maintained outside the U.S.)							
See <b>Sp</b>	5 Address (number, street, and apt. or suite no.) See instructions.  Requester's name are	nd address (optional)							
0)	6 City, state, and ZIP code								
	7 List account number(s) here (optional)								
Pai	, ,								
	Journal and appropriate both the first provided made material and given on mile it to avoid	urity number							
reside	p withholding. For individuals, this is generally your social security number (SSN). However, for a ent alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other is, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a</i>	-   -   -							
TIN, I	ater. or								
	The decease is in more than one mane, eee the methodicine for the 117 ties eee 177 at 74 and and	dentification number							
Numb	er To Give the Requester for guidelines on whose number to enter.								
Par	Certification								
Unde	penalties of perjury, I certify that:								
	number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issu								
Sei	n not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been no vice (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) t longer subject to backup withholding; and								

- 3. I am a U.S. citizen or other U.S. person (defined below); and
- 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Robert Byrnes

Date ▶ 6-/-2022

## **General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments**. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

## **Purpose of Form**

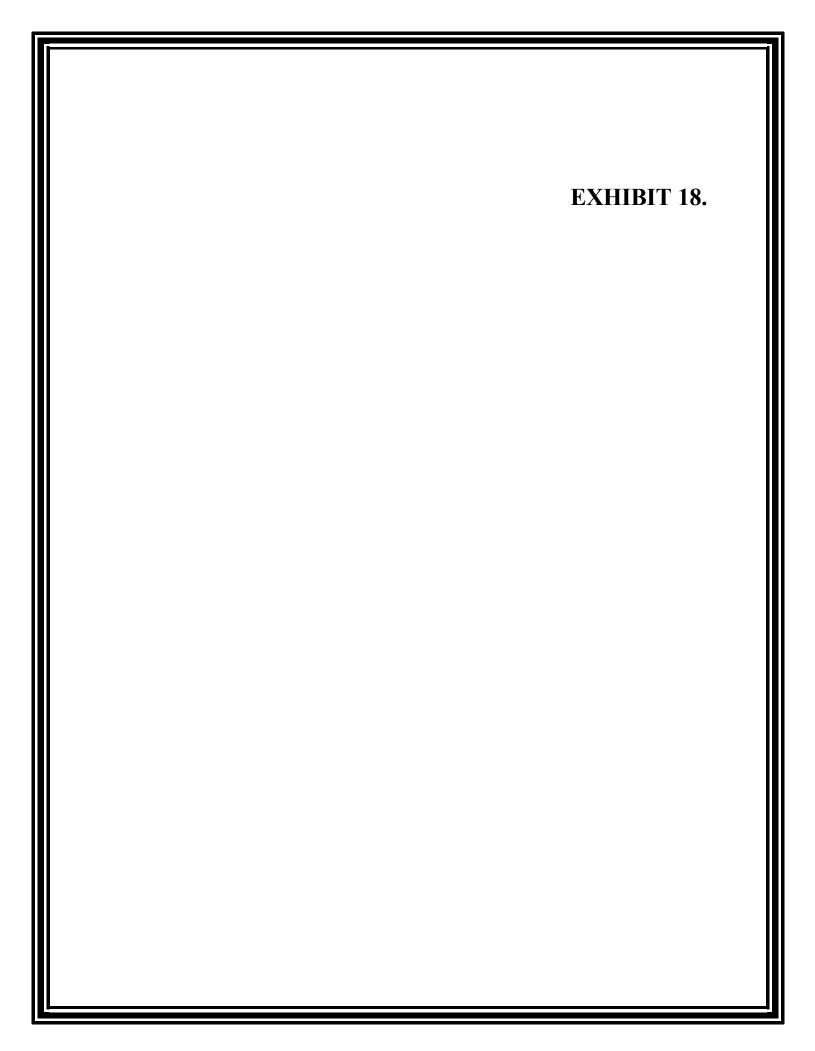
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



From: <u>Lauren Clifford</u>
To: <u>Lori R. Karpay</u>

Subject: YRF Stockings for Soldiers

Date: Friday, October 28, 2022 11:12:53 AM

## Good morning Lori,

Thank you for taking the time to chat with me last week. To quickly recap... My name is Lauren Clifford. I am the Central Florida Keystone Program Coordinator with Yellow Ribbon Fund.

Yellow Ribbon Fund is a nonprofit veteran service organization that specializes in supporting post 9/11 wounded, ill and injured military service men and women. We have two core programs that provide the support that fills in gaps of care that are often neglected in the lifelong recovery process. Our Crossroads program provides free housing and transportation for service members and their families while they receive treatment at Walter Reed National Military Medical Center so that our families can remain together during the recovery process. Our Keystone program provides caregiver support services, monthly events aimed at empowerment to include physical, mental, and financial wellness, along with our Career Development Program.

Find out more about Yellow Ribbon Fund on our website: www.vellowribbonfund.org

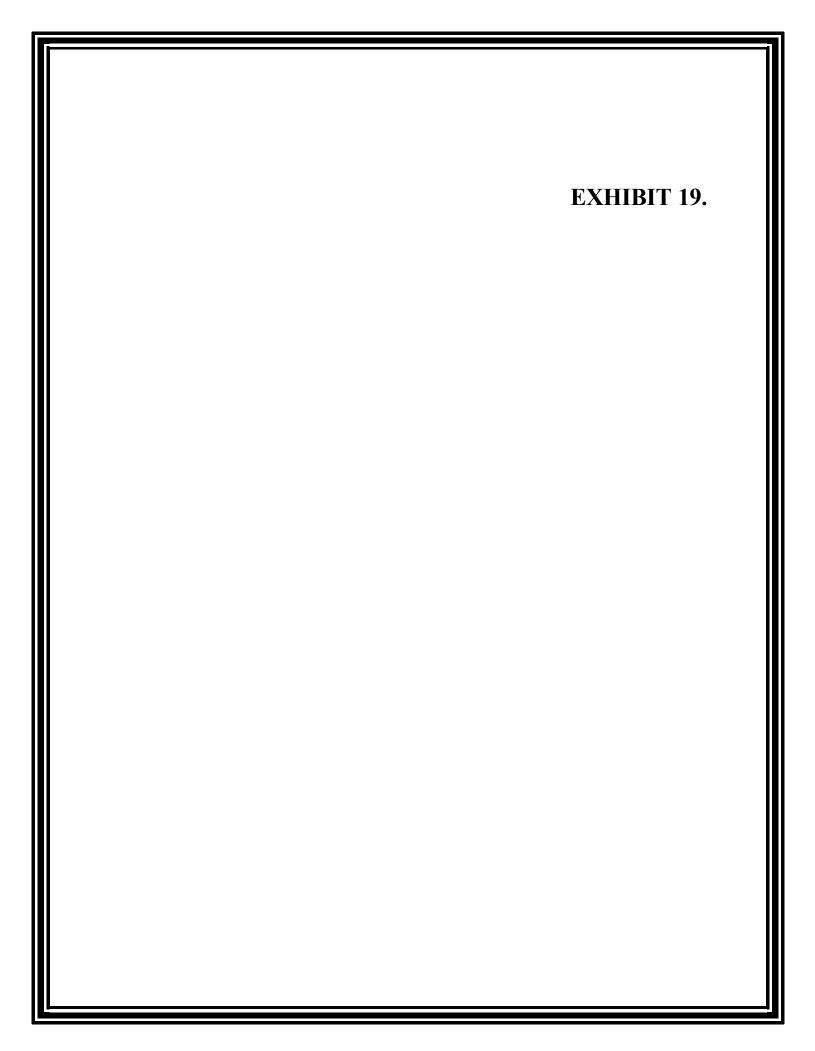
I am reaching out to you to see if Lakeshore Ranch Clubhouse would be willing to help us with our upcoming holiday fundraiser. We have several families that live in Lakeshore Ranch that are supported by our programs.

What is our "Stocking for Soldiers" fundraiser? Lakeshore Ranch would host a holiday tree (about 3ft) and collect donations for \$5 and up. We would incur the cost of the tree and the stockings and the money you raise would go directly to our military family benefit. In fact, .91 cents of every dollar goes directly to our warrior families. When people donate through the purchase of the stocking, they can add their name to the stocking and hang it on the tree. We would put the tree up immediately after Thanksgiving and remove it the first week of January. (You can also choose to forgo the tree if you have one already). Please don't hesitate to reach out if you have any questions.

We would appreciate your consideration in joining the efforts of Yellow Ribbon Fund. It is supporters like you that help us make a difference every day.

All my best, Lauren Clifford

Lauren Clifford Yellow Ribbon Fund | Central Florida Keystone Program Coordinator M: 315-591-0103 | <u>LaurenC@yellowribbonfund.org</u> <u>Yellowribbonfund.org</u>



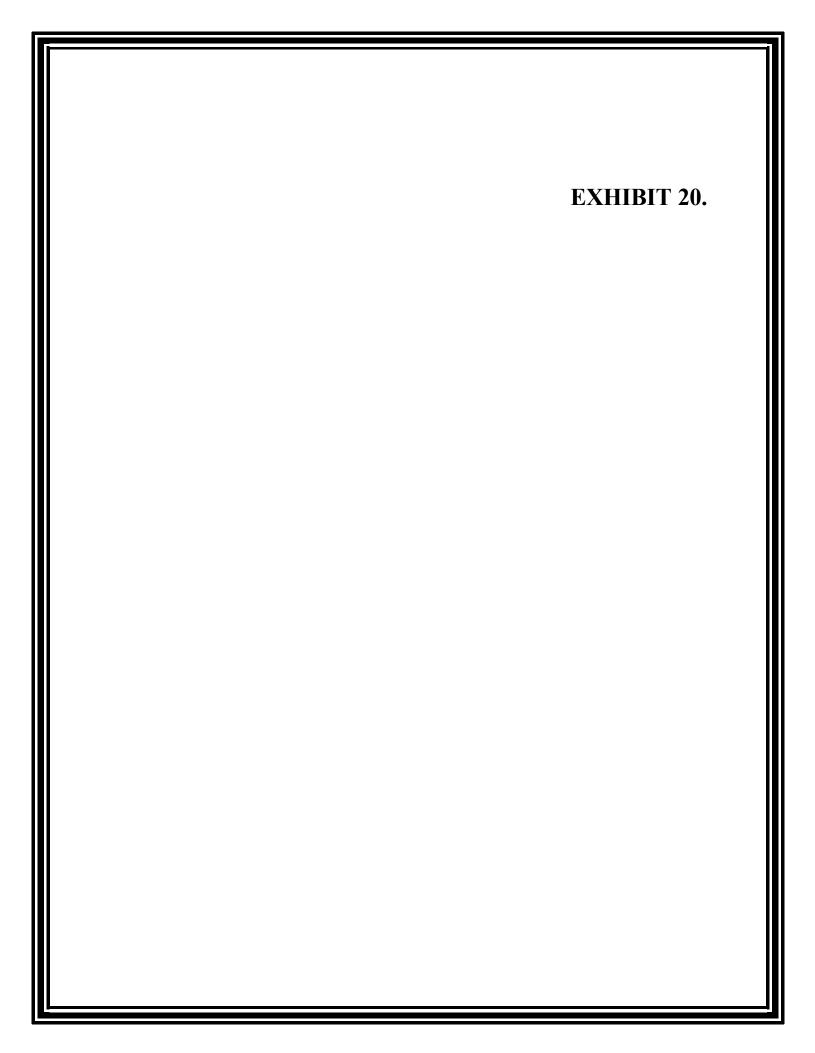
P.O. Box 224 Elfers, FL 34680

### **Estimate**

Date	Estimate #
10/17/2022	434

Name / Address		
Lakeshore Ranch CDD		

			Project
Description	Qty	Rate	Total
replacement complete pump for entrance fountain and fountain at club house, Replacement of 5 horsepower commercial pumps single phase, included is installation and new plumbing fittings to be installed due to need to retrofit new pumps each will; have a one year parts and labor warranty, will take estimated 2 weeks for delivery of materials  jandy JCP 5 hp pump single phase with strainer basket	2	5,825.00	11,650.00
		Total	\$11,650.00



### **ARINTON**

9845 Pecan Hickory Way FL

4076255380

Accounting@Arinton.com



**Estimate** 

**ADDRESS** 

Lakeshore Ranch 19730 Sundance Lake Blvd Land O' Lakes, FL 34638 SHIP TO

Lakeshore Ranch 19730 Sundance Lake Blvd Land O' Lakes, FL 34638

ESTIMATE #	DATE	
1546	11/03/2022	

### **PROPERTY**

Entrance fountain

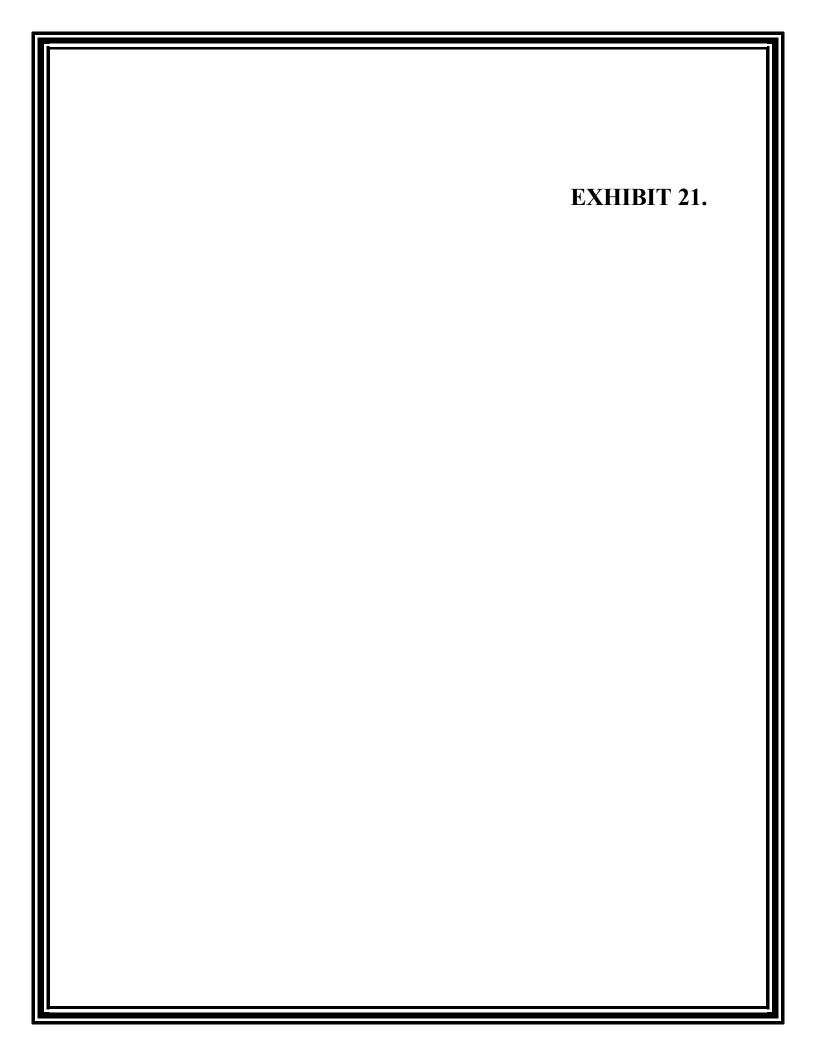
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Install new 5hp single phase pump	1	4,950.00	4,950.00
	Service	Install new CC150 cartridge filter	1	850.00	850.00
	Service	Install new chlorinator	1	200.00	200.00
	Service	Replumb system as necessary	1	800.00	800.00

 SUBTOTAL
 6,800.00

 TAX
 0.00

 TOTAL
 \$6,800.00

Accepted By Accepted Date



### **ARINTON**

9845 Pecan Hickory Way FL



**Estimate** 

4076255380

Accounting@Arinton.com

### **ADDRESS**

Lakeshore Ranch 19730 Sundance Lake Blvd Land O' Lakes, FL 34638

### SHIP TO

Lakeshore Ranch 19730 Sundance Lake Blvd Land O' Lakes, FL 34638

ESTIMATE #	DATE	
1547	11/03/2022	

### **PROPERTY**

Clubhouse fountain

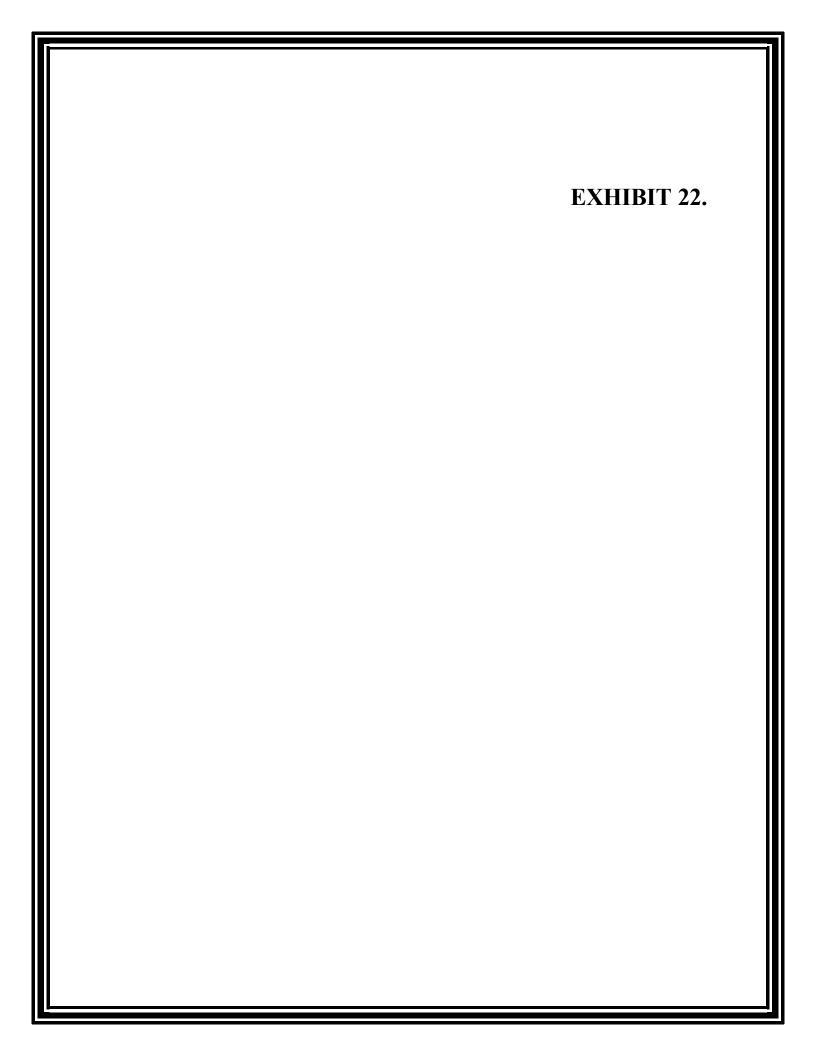
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Install new 3hp single phase pump	1	3,800.00	3,800.00
	Service	Install new CC100 filter	1	800.00	800.00
	Service	Install new chlorinator	1	200.00	200.00
	Service	Replumb as necessary	1	800.00	800.00

 SUBTOTAL
 5,600.00

 TAX
 0.00

 TOTAL
 \$5,600.00

Accepted By Accepted Date



1		MINUTES OF MEETING
2		LAKESHORE RANCH
3	COMMU	NITY DEVELOPMENT DISTRICT
4		
5	The Regular Meeting of t	he Board of Supervisors of the Lakeshore Ranch Community
6		Tuesday, October 11, 2022 at 6:30 p.m. at the Lakeshore Ranch
7		Boulevard, Land O' Lakes, Florida 34638
8	FIRST ORDER OF BUSINESS	– Roll Call
9	Ms. Thibault called the me	eting to order and conducted roll call.
10	Present and constituting a quorum	were:
11	John Rose	Board Supervisor, Chairman
12	Shawn McCaig	Board Supervisor, Vice Chairman
13	Christine Thomas	Board Supervisor, Assistant Secretary
14	Ronald Mitchell	Board Supervisor, Assistant Secretary
15	Matthew Weissing	Board Supervisor, Assistant Secretary
16	Also present were:	
17	Patricia Thibault	District Manager, BREEZE
18	Tom O Grady	Associate District Manager, BREEZE
19	Michael Sakellarides	Field Service Manager, BREEZE
20	Gaby Arroyo	Assistant Community Director, BREEZE
21	John Vericker	Straley Robin Vericker
22	Kevin Riemensperger	Steadfast Environmental
23	Greg Woodcock	District Engineer, Cardno
24	Chris Van Helden	Operations Manager, Yellowstone Landscape
25	Lori Karpay	Amenity Manager, VESTA
26	Julie Cortina	Amenity Manager, VESTA
27	Scott Smith	Amenity Manager, VESTA
28 29	The following is a summary of t Lakeshore Ranch CDD Regular M	he discussions and actions taken at the September 13, 2022 leeting.
30	SECOND ORDER OF BUSINE	SS: Pledge of Allegiance
31	The Pledge of Allegiance v	was recited.
32	THIRD ORDER OF BUSINESS	S – Audience Comments
33	- Michelle Riverol has w	vitnessed an abnormal number of weeds throughout the
34	neighborhood including	g the corner of Autumn Chase and the first round about. The
35	weeds are sticking out	of holly trees and appear to be over five feet tall.
36	FOURTH ORDER OF BUSINE	SS – Operations Management
37	A. Exhibit 1: Breeze Operation	ns Report
38	B. Consideration of Pressure	Washing Proposals

39 40	Exhibit 2: Proposal Number 1: Riptide-All Services - \$12,766.80
41 42 43	On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved the <b>Proposal Number 1: Riptide-All Services - \$12,766.80</b> for the Lakeshore Ranch Community Development District.
14 15 16 17 18	<ul> <li>Exhibit 3: Proposal Number 2: Riptide-Entrance, Tennis Court, Dog Park - \$1,544.60</li> <li>Exhibit 4: Proposal Number 3: Integrity-Sidewalks - \$17,450 per cleaning (semi-annual option available), + \$1,670 meter deposit &amp; usage         <ul> <li>Both proposals were passed unanimously.</li> </ul> </li> <li>C. Exhibit 5: Consideration of Elite Pavers Proposal - \$3,500.00.</li> </ul>
50 51 52	On a MOTION by Mr. McCaig, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board Approved the <b>Elite Pavers Proposal - \$3,500.00</b> for the Lakeshore Ranch Community Development District.
53 54	<ul><li>D. Exhibit 6: Consideration of Sign Solutions Proposal - \$612.40</li><li>No need currently.</li></ul>
55	FIFTH ORDER OF BUSINESS – Professional Vendor Operations
56 57 58 59 60 61 62 63 64	<ul> <li>A. Exhibit 7: Steadfast Environmental <ul> <li>It is necessary for the board to know when the carp will be installed. After this date is given an email can be sent to all resident as a reminder not to fish during this time period.</li> </ul> </li> <li>B. Exhibit 8: Yellowstone Landscape Report <ul> <li>Exhibit 8: Yellowstone Report</li> <li>After coordination with the Florida Fish and Wildlife Conservation Commission to remove the alligator in pond 38, the carp may be installed.</li> <li>Ms. Karpay is to send an email to all residents as a reminder not to feed the alligators.</li> </ul> </li> </ul>
66 67 68	On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, with one nay from Mr. Rose, the Board Approved the <b>Yellowstone Landscape Report</b> for the Lakeshore Ranch Community Development District.
59 70	<ul> <li>Consideration of Yellowstone Proposals</li> <li>Exhibit 9: Bull Nose Sod Enhancement - \$14,735.00 – Proposal 1</li> </ul>
71 72 73	On a MOTION by Mr. Rose, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved the <b>Bull Nose Sod Enhancement - \$14,735.00</b> for the Lakeshore Ranch Community Development District.

74 75	<ul> <li>Exhibit 10: Labor to removed dead trees on pond 25 – \$1,150.00 – Proposal 2</li> </ul>
76 77 78	On a MOTION by Mr. Mitchell, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board Approved the <b>Labor to removed dead trees on pond 25 – \$1,150.00</b> for the Lakeshore Ranch Community Development District.
79	• Exhibit 11: Valve Repair - \$605.67 – Proposal 3
80 81	On a MOTION by Mr. McCaig, SECONDED by Mr. Wessing, WITH ALL IN FAVOR, the Board Approved the <b>Valve Repair - \$605.67</b> for the Lakeshore Ranch Community Development District.
82 83	<ul> <li>Exhibit 12: Hurricane Tree Straightening - \$760.00 - Proposal 4</li> <li>Straighten the six trees that were standing prior to the Hurricane.</li> </ul>
84 85 86	On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved the <b>Hurricane Tree Straightening - \$760.00</b> for the Lakeshore Ranch Community Development District.
87	• Exhibit 13: Thinning of palm palmetto - \$3,800.00 – Proposal 5
88 89 90	On a MOTION by Ms. Thomas, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board Approved the <b>Thinning of palm palmetto - \$3,800.00</b> for the Lakeshore Ranch Community Development District.
91 92 93	<ul> <li>Exhibit 14: Mulching proposal – Proposal 6</li> <li>New proposal distributed at the meeting was at \$51 per calendar year at \$20,145.00</li> </ul>
94 95	On a MOTION by Mr. Rose, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved the <b>Mulching proposal</b> for the Lakeshore Ranch Community Development District.
96	• Irrigation proposal \$165.89 (walk on proposal) – Proposal 7
97 98 99	On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved the <b>Irrigation proposal \$165.89</b> for the Lakeshore Ranch Community Development District.
100 101 102 103 104 105 106	<ul> <li>Supervisor McCaig:         <ul> <li>Yellowstone agreed that everything needs to be ripped out of the back lift station.</li> <li>With detail crews and sidewalks and weeds, residents can expect all weed and detail to be complete come November.</li> <li>Yellowstone remarked that the Conservation lines will be pushed back over the next several months as water recedes back.</li> </ul> </li> </ul>

107 108 109 110 111	<ul> <li>C. District Engineer – Mr. Woodcock</li> <li>Exhibit 15: Lonesome Pine Outfall Clearing Report</li> <li>Exhibit 16: Lonesome Pine Outfall Clearing Status</li> <li>Exhibit 17: 19421 Sunset Bay Drive- Driveway Review</li> </ul>
112 113 114	On a MOTION by Mr. McCaig, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board Approved the <b>19421 Sunset Bay Drive- Driveway Review</b> for the Lakeshore Ranch Community Development District.
115	Exhibit 18: Eagle Brook Drive
116 117	On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board Approved the <b>Eagle Brook Drive</b> for the Lakeshore Ranch Community Development District.
118 119 120	<ul> <li>19827 Hidden Glenn Drive - distributed at the meeting</li> <li>Mr. Rose votes nay as motion to not allow on easement. Mr. Mitchell seconds the motion to not allow on easement.</li> </ul>
121 122 123	On a MOTION by Mr. Rose, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board denied the <b>19827 Hidden Glenn Drive</b> for the Lakeshore Ranch Community Development District.
124 125 126 127 128 129 130	<ul> <li>Mr. Woodcock will request for quotation for architectural services for the expansion of the mailroom project. The architects will be present for the December meeting.</li> <li>It is necessary to address camera and roofing contractor for issues that are still outstanding. A meeting with Ms. Karpay and Envera is in the works.</li> <li>Mr. Weissing requests to explore alternatives if another vendor to address the roof issue at the November meeting is necessary.</li> </ul>
131	SIXTH ORDER OF BUSINESS – Amenity Management
132 133 134 135 136 137 138 139 140	<ul> <li>A. Exhibit 19: Amenity Center Management Report - presented by Lori Karpay.</li> <li>- Ms. Karpay has distributed the report and Supervisors to review and advise comments for the next meeting for maintenance checklist items.</li> <li>- Ice Cream trucks do not violate any solicitation rules, therefore, have the freedom to drive through the neighborhood.</li> <li>B. Exhibit 20: Holiday Lighting Proposal</li> <li>- Holiday Lighting is within the budget therefore, no motion necessary.</li> <li>- Ms. Karpay advised that the fountains need new pumps and will be creating proposals.</li> </ul>
141	SEVENTH ORDER OF BUSINESS – Consent Agenda

On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board 142 Approved the Consent Agenda for the Lakeshore Ranch Community Development District. 143 144 A. Exhibit 21: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 13, 2022 145 B. Exhibit 22: Consideration for Acceptance – The August Financial Report 146 C. Exhibit 23: Ratification of Aluminum Railing Agreement - \$399.00 147 D. Exhibit 24: Ratification of Blue wave lighting - \$215.00 148 149 E. Exhibit 25: Ratification of Fencers Welding Repair - \$1,303.39 F. Exhibit 26: Ratification of Yellowstone Hurricane Storm Cleanup - \$995.00 150 G. Exhibit 27: Ratification of Amenity Management Contract 151

### 152 EIGHTH ORDER OF BUSINESS – Business Matters

- There being none, the next item followed.

### NINTH ORDER OF BUSINENINTH ORDER OF BUSINESS – Staff Reports

### A. District Manager

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- A request for proposal is needed for landscape. This proposal is to be brought to the board during the November meeting.
- Mr. Vericker is to advise if a cost escalation clause is needed.
- A summary of the items that are outside of the contract summary is requested. It is necessary to check on invoices outside of contract that are routinely presented.
- Mr. Rose requests to have a flower chart by season in the proposal and contract to be presented at the October meeting each year and for the Board to decide on annual plants on an annual basis in October.

### B. District Attorney

- There being none, the next item followed.

### **TENTH ORDER OF BUSINESS – Supervisors Requests**

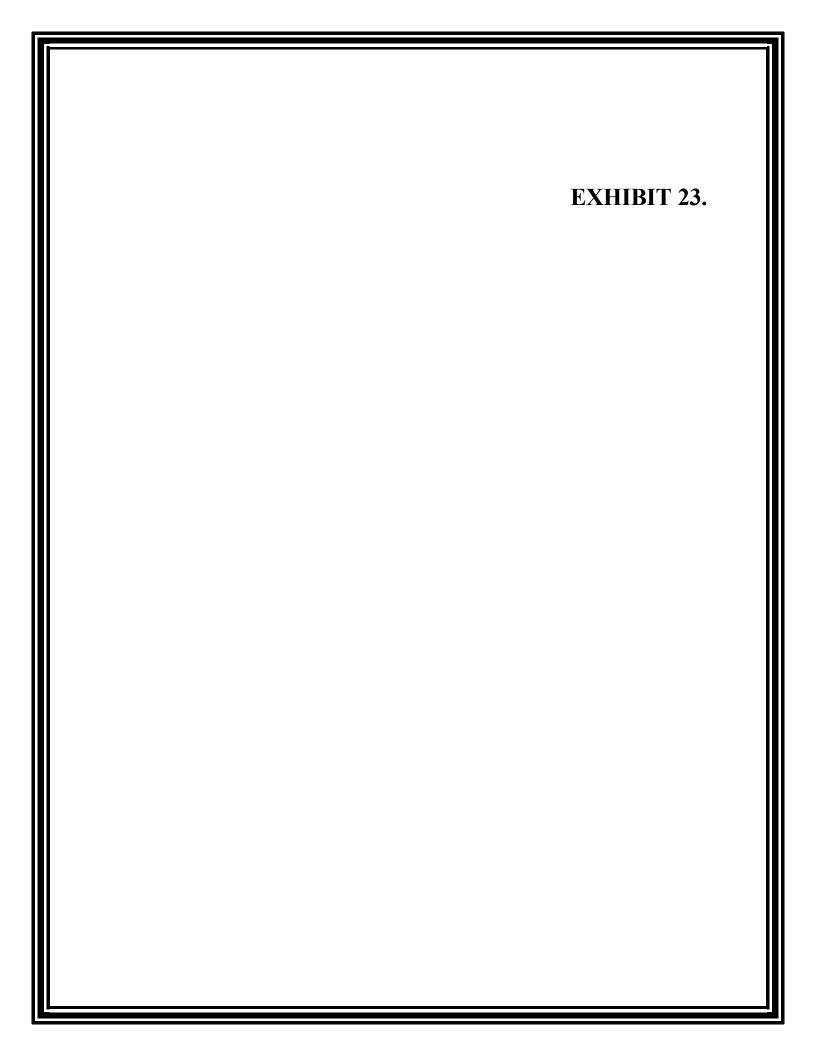
### A. Discussion of vandalism

- Mr. McCaig is not receiving checks; an audit is necessary to view which checks have been issued and which have not been cashed.
- A request is to be sent request to the Sheriff office to monitor the no parking rule. Safety issues involved needs to be formally requested to the Sheriff office. Counsel to request via letter.

### **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

- A resident mentioned that pine needle debris is left on the ground for an inappropriate amount of time.
- Brain Wilson has not received an email back and inquired why his request was not transferred to Homeowners Association. Ms. Kapary or the amenity manger will reach out to Mr. Wilson.
- A resident mentioned the barcode at the tennis courts are malfunctioning again.

181	- A resident mention outside company.	cars are being waved through the gate by the security
183	TWELFTH ORDER OF BUSINESS – Adjou	rnment
184 185	Ms. Thibault asked for final question meeting.	s, comments before requesting adjourning the
186 187	On a MOTION by Mr. Rose, SECONDED by adjourned the meeting for the Lakeshore Ranch	Ms. Thomas, WITH ALL IN FAVOR, the Board Community Development District.
188 189 190	considered at the meeting is advised that person	on made by the Board with respect to any matter may need to ensure that a verbatim record of the d evidence upon which such appeal is to be based.
191 192	Meeting minutes were approved at a meeting benefited meeting held on	oy vote of the Board of Supervisors at a publicly
	Signature	Signature
193		
	Printed Name	Printed Name
<ul><li>194</li><li>195</li><li>196</li></ul>	Title: □ Secretary □ Assistant Secretary	Title:   Chairman   Vice Chairman



## Lakeshore Ranch Community Development District

Financial Statements (Unaudited)

September 30, 2022

## Lakeshore Ranch Community Development District Balance Sheet September 30, 2022

	General Fund	F	Reserve Fund	ot Service ries 2019	Ac	2019 qu/Const Fund	Go	Total vernmental Funds
ASSETS:								
CASH - In Bank CASH - In Bank, Restricted for long-term uses CASH - Debit Cards Investments:	\$ 25,951.64 12,056 65	\$	- - -	\$ - - -	\$	- - -	\$	25,952 12,056 65
GF MMK GF RESERVE DS REVENUE ESCROW FUND PRINCIPAL INTEREST DS RESERVE SINKING FUND	398,539 519,630 - - - -		573,840 - - - - -	496,686 - - 118,686		-		398,539 1,093,470 496,686 - - 118,686
PREPAYMENT CONSTRUCTION ACQUISITION/CONST DEFERRED COSTS CUSTODY FUND ACQUISITION/CONST FD A-1 2019 ACQUISITION/CONST FD A-2 2019	- - - - 315		-	- - - - -		240,150		240,465
DEPOSITS RECEIVABLE (UTILITY) PREPAID EXPENSES ASSESSMENTS RECEIVABLE DUE FROM OTHER FUNDS TOTAL ASSETS	\$ 3,510 33,993 - 116,651 1,110,709	\$	281,520 855,360	\$ 12,056 627,428	\$	240,150	\$	3,510 33,993 - 410,227 2,833,647
LIABILITIES:								
ACCOUNTS PAYABLE ACCRUED ACCOUNTS PAYABLE DEFERRED REVENUE (CY-Roll) DUE TO DEBT SERVICE	\$ 78,159.80 20,883 -	\$	- - -	\$ - - -	\$	3,250 - -	\$	78,160 24,133 -
DUE TO OTHER FUNDS  FUND BALANCES:	293,576		43,410	-		73,241		410,227
NONSPENDABLE - PREPAID AND DEPOSITS	37,502		-	-				37,502
RESTRICTED FOR: DEBT SERVICE CAPITAL PROJECTS ASSIGNED:	- -		- 811,950 -	627,428 - -		163,659		627,428 975,609
1/4 OPERATING CAPITAL EMERGENCY RESERVE FUND UNASSIGNED:	 261,205 187,570 231,813		- - 	 - - -				261,205 187,570 231,813
TOTAL LIABILITIES & FUND BALANCE	\$ 1,110,709	\$	855,360	\$ 627,428	\$	240,150	\$	2,833,647

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

### Lakeshore Ranch Community Development District Statement of Revenues and Expenditures - General Fund For The Period From October 1, 2021 Through September 30, 2022

	FY 2022 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (Net ) EXCESS ASSESSMENT FEE	\$ 1,144,817 -	\$ 1,144,817 -	\$ 1,145,720 -	\$ 903
INTEREST EARNINGS OTHER MISCELLANEOUS REVENUE: DUE FROM CONSTRUCTION	-	-	2,670	2,670
EVENT REVENUE	-	-	105	105
CLUBHOUSE RENTAL MISCELLANEOUS (Barcodes, access keys, recycling,refunds) Approx \$4,762 from HOA	-	-	2,723 11,008	2,723 11,008
EASEMENT AGREEMENT FEES	-	-	2,100	2,100
FUND BALANCE FORWARD TOTAL REVENUE	100,000 1,244,817	1,144,817	1,164,327	19,510
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES PAYROLL TAXES	12,000 918	12,000 918	15,156 780	(3,156) 138
PAYROLL FEE	650	650	500	150
DISTRICT MANAGEMENT	62,100	62,100	54,385	7,715
DISTRICT ENGINEER DISSEMINATION SERVICES (DISCLOSURE REPORT)	25,000 4,250	25,000 4,250	27,965 4,250	(2,965)
TRUSTEES FEES	4,041	4,041	5,283	(1,242)
ANNUAL FILING FEE	175	175	175	- 0.000
AUDITING SERVICES ARBITRAGE REBATE CALCULATION	2,700 650	2,600 650	-	2,600 650
INSURANCE ( Public Officials )	2,729	2,481	-	2,481
LEGAL ADVERTISING DUES, LICENSES & FEES	1,500 750	1,500 750	777 57	723 693
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	2,015	2,015	-
LEGAL SERVICES - GENERAL	28,000	28,000	49,675	(21,675)
TAX COLLECTOR/PROPERTY APPRAISER MISCELLANEOUS ADMINISTRATIVE	650	650	3,230 1,578	(3,230) (928)
TOTAL ADMINISTRATIVE EXPENSES	148,128	147,780	165,825	(18,045)
SECURITY OPERATIONS				
SECURITY CONTRACT	132,480	132,480	140,818	(8,338)
SECURITY SYSTEM (INCLUDES VIDEO SYSTEM INSTALL) SECURITY - ROVER	2,500 52,800	2,500 52,800	27,979 52,870	(25,479) (70)
TOTAL SECURITY OPERATIONS	187,780	187,780	221,667	(33,887)
UTILITIES:				
UTILITY - ELECTRICITY	34,000	34,000	38,524	(4,524)
UTILITY - STREETLIGHTS UTILITY - GAS	64,500 16,000	64,500 16,000	52,517 12,595	11,983 3,405
UTILITY - WATER	8,000	8,000	7,021	979
SOLID WASTE CONTROL - RECREATION FACILITY	660	660	636	24
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT TOTAL UTILITIES	850 124,010	850 124,010	932 112,225	(82) 11,785
PHYSICAL ENVIRONMENT				
STORMWATER ASSESSMENT	2,900	2,900	-	2,900
LAKE/POND BANK MAINTENANCE	35,000	35,000	13,345	21,655
AQUATIC MAINTENANCE (Contract) WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	23,700	23,700	19,725	3,975
INLET MONITORING POND 25	500	500	-	500
GENERAL LIABILITY/PROPERTY INSURANCE	27,842	27,842	28,921	(1,079)
LANDSCAPE MAINTENANCE	147,082	147,082	147,545	(463)
LANDSCAPE REPLACEMENT & FERT/CHEM IRRIGATION REPAIRS & MAINTENANCE	48,100 8,500	48,100 8,500	52,816 11,153	(4,716) (2,653)
RUST PREVENTION	10,680	10,680	11,085	(405)
LANDSCAPE IMPROVEMENTS LANDSCAPE CONTINGENCY	25,000	25,000	20,139	4,861
TOTAL PHYSICAL ENVIRONMENT	329,304	329,304	304,729	24,575
ROAD & STREET FACILITIES				
GATE MAINTENANCE	10,000	10,000	2,279	7,721
SIDEWALK REPAIR & MAINTENANCE STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	2,500 8,000	2,500 8,000	164 6,760	2,336 1,240
STREET SIGN REPAIR & REPLACEMENT	3,000	3,000	835	2,165
ROADWAY REPAIR & MAINTENANCE	10,000	10,000	4,909	5,091
TOTAL ROAD & STREET FACILITIES	33,500	33,500	14,947	18,553

### Lakeshore Ranch Community Development District Statement of Revenues and Expenditures - General Fund For The Period From October 1, 2021 Through September 30, 2022

	FY 2022 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
PARKS & RECREATION				
MANAGEMENT CONTRACT	170,421	170,421	165,552	4,869
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	2,500	2,500	22,210	(19,710)
POOL PERMITS	705	705	780	(75)
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	13,000	12,791	209
CLUBHOUSE TELEPHONE, FAX, INTERNET	17,000	17,000	17,077	(77)
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	1,500	1,042	458
CLUBHOUSE PEST CONTROL	795	795	545	250
CLUBHOUSE OFFICE SUPPLIES	4,000	4,000	5,126	(1,126)
CLUBHOUSE JANITORIAL SERVICES	4,500	4,500	1,832	2,668
CLUBHOUSE LIGHTING REPLACEMENT	1,500	1,500	2,175	(675)
TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,000	3,000	393	2,607
MISCELLANEOUS EXPENSES	10,000	10,000	34,189	(24,189)
SECURITY / FIRE SYSTEM	2,500	2,500	3,918	(1,418)
LICENSES AND DUES FOR MOVIES	1,500	1,500	417	1,083
SPECIAL EVENTS	13,500	13,500	21,264	(7,764)
PRESSURE WASH	6,000	6,000	8,065	(2,065)
CAPITAL PROJECTS	25,000	25,000		25,000
TOTAL PARKS & RECREATION	277,421	277,421	297,378	(19,957)
TOTAL EXPENDITURE BEFORE CONTINGENCY	1,100,143	1,099,795	1,116,771	(16,976)
CONTINGENCY	26,154	26,154	2,055	24,099
TOTAL EXPENDITURES BEFORE OTHER USES	1,126,297	1,125,949	1,118,826	7,123
TRANSFER-OUT TO CAPITAL RESERVE FUND	143,520	143,520	143,520	-
TOTAL OTHER FINANCING USES	143,520	143,520	143,520	
TOTAL EXPENDITURES	1,269,817	1,269,469	1,262,346	7,123
NET CHANGE IN FUND BALANCE	-	(124,652)	(98,019)	26,633
FUND BALANCE - BEGINNING	766,109	766,109	766,109	-
FUND BALANCE FORWARD USES	(100,000)			
FUND BALANCE - ENDING	\$ 666,109	\$ 641,457	\$ 668,090	\$ 26,633

# Lakeshore Ranch Community Development District Statement of Revenues and Expenditures General Fund - Reserve Fund For The Period From October 1, 2021 Through September 30, 2022

	A	YTD CTUAL
REVENUE		
ASSESSMENTS-ON-ROLL (GROSS)	\$	-
INTERESTINVESTMENT		1,042
TOTAL REVENUE		1,042
EXPENDITURES		
MISCELLANEOUS EXPENSES		_
TOTAL EXPENDITURES		-
EXCESS REVENUE OVER (UNDER) EXPENDITURES		1,042
OTHER FINANCING SOURCES (USES)		
TRANSFERS-IN		143,520
TRANSFERS-OUT TO CAPITAL PROJ		
TOTAL OTHER FINANCING SOURCES (USES)		143,520
NET CHANGE IN FUND BALANCE		144,562
FUND BALANCE - BEGINNING		667,388
FUND BALANCE - ENDING	\$	811,950

## Lakeshore Ranch Community Development District Statement of Revenues and Expenditures Debt Service Fund Series 2019

### For The Period From October 1, 2021 Through September 30, 2022

	YTD CTUAL
REVENUE	
ASSESSMENTS-ON-ROLL	\$ 609,575
ASSESSMENTS DISCOUNT	-
ASSESSMENTS ON ROLL - EXCESS FEES	-
PREPAYMENT	74,035
PREPAYMENT - LOT CLOSINGS	46,326
INTERESTINVESTMENT	896
FUND BALANCE FORWARD	 -
TOTAL REVENUE	 730,832
EXPENDITURES	
ADMINISTRATIVE	
COST OF ISSUANCE	-
DEBT SERVICE	
Principal	
11/1/2021	65,000
5/1/2022	395,000
Interest	
5/1/2022	106,406
11/1/2021	107,578
Prepayment	70,000
TOTAL EXPENDITURES	 743,984
EXCESS REVENUE OVER (UNDER) EXPENDITURES	 (13,152)
OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	_
TRANSFERS-OUT	-
UNDERWRITER'S DISCOUNT	_
TOTAL OTHER FINANCING SOURCES (USES)	-
NET CHANGE IN FUND BALANCE	 (13,152)
FUND BALANCE - BEGINNING	640,579
FUND BALANCE - BEGINNING, RESTATED	640,579
FUND BALANCE - ENDING	\$ 627,427

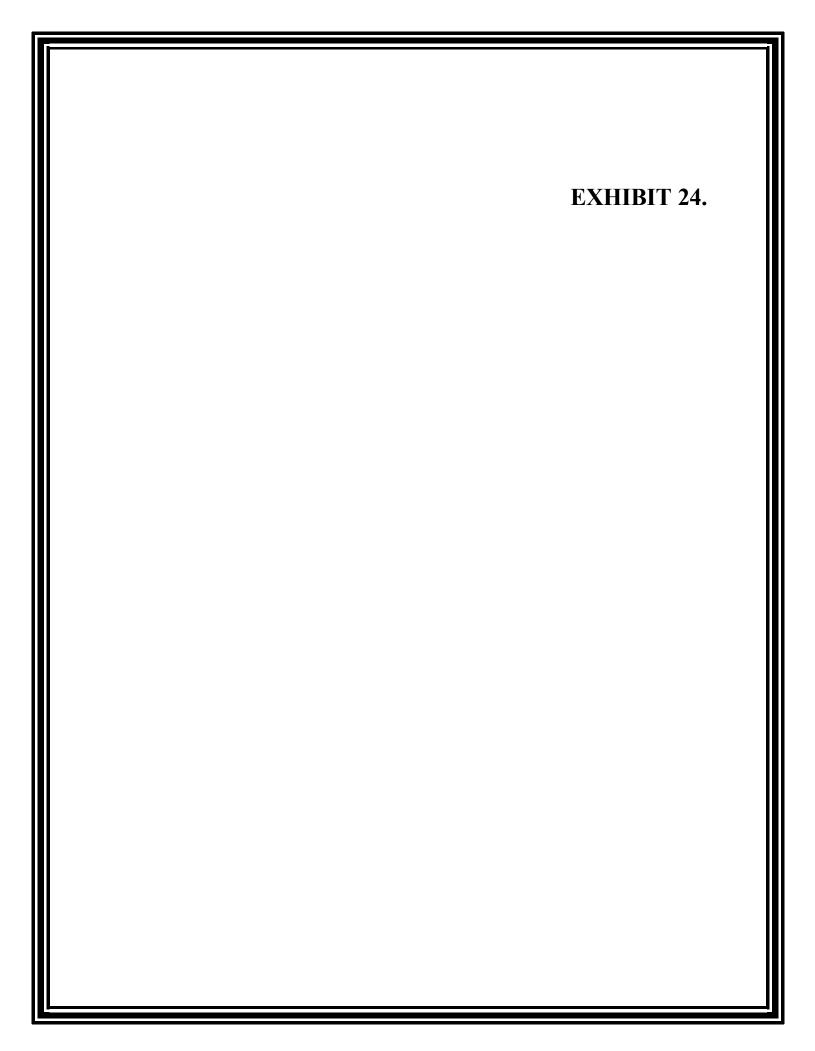
# Lakeshore Ranch Community Development District Statement of Revenues and Expenditures 2019 Acquisition & Construction

### For The Period From October 1, 2021 Through September 30, 2022

	YTD ACTUAL
REVENUE ASSESSMENTS-ON-ROLL (GROSS) INTERESTINVESTMENT	\$ - 1,339
MISCELLANEOUS REVENUE  TOTAL REVENUE	1,339
EXPENDITURES	
CONSTRUCTION IN PROGRESS POOL HEATERS CRUISE CAR	117,061 - -
TOTAL EXPENDITURES	117,061
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(115,722)
OTHER FINANCING SOURCES (USES) TRANSFERS-IN BOND PROCEEDS TRANSFERS-OUT	- - -
TOTAL OTHER FINANCING SOURCES (USES)	<u> </u>
NET CHANGE IN FUND BALANCE	(115,722)
FUND BALANCE - BEGINNING FUND BALANCE - ENDING	279,381 <b>\$ 163,659</b>

### Lakeshore Ranch Community Development District Operating Account - Bank Reconciliation September 30, 2022

	Opera	ating Acct (BU)
Balance Per Bank Statements	\$	19,849.61
Plus: Deposits In Transit Less: Outstanding Checks		50,000.00 (31,842.02)
Less: Restricted cash in operating account		(31,012.02)
Adjusted Bank Balance	\$	38,007.59
Beginning Balance Per Books	\$	43,013.33
Cash Deposits & Credits		100,004.04
Cash Disbursements & Transfers		(105,009.78)
Balance Per Books	\$	38,007.59



### **PROJECT MANUAL**

### **FOR**

### LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

### LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape and Irrigation Maintenance Services for LakeShore Ranch CDD Pasco County, Florida

LakeShore Ranch Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping and irrigation maintenance services for LakeShore Ranch Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, November 11, 2022 at 12:00 p.m. (EST) The project manual will be available electronically and a paper copy of the manual can be purchased at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 for the sum of \$75.00 per Project Manual. The District Manager shall be the contact person with regard to the Project Manual. Ms. Thibault can be reached by email at <a href="mailto:patricia@breezehome.com">patricia@breezehome.com</a> or via phone at (407) 221-9153.

There will be a **mandatory Pre-Proposal Meeting on XXXXXXX at the** LakeShore Ranch Clubhouse, located at 19730 Sundance Lake Blvd., Land O'Lakes, Florida, 34638. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual Disk and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the LakeShore Ranch CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Patricia Thibault at <a href="mailto:patricia@breezehome.com">patricia@breezehome.com</a>, no later than Thursday, December 1.

Firms desiring to provide services for this project must submit one (1) original, seven (7) hard copies and one (1) digital PDF copy of the required proposal **no later than 11 a.m. (EST) on Tuesday, December 6** at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL

32746. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

LakeShore Ranch Community Development District Patricia Thibault, District Manager

### LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

### **Landscape and Irrigation Maintenance Services**

Pasco County, Florida

### **Instructions to Proposers**

- **SECTION 1. DUE DATE.** Sealed proposals must be received no later than Tuesday, December 6, 2022 at 11:00 a.m. (EST) at the Offices of BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Attention: Patricia Thibault. Proposals will be publicly opened at that time.
- **SECTION 2. SIGNATURE ON PROPOSAL.** The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.
- **SECTION 3. FAMILIARITY WITH THE PROJECT.** Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project.
- **SECTION 4. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
- **SECTION 5. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.
- **SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Patricia Thibault at <a href="mailto:patricia@breezehome.com">patricia@breezehome.com</a>. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Project Manual. Questions received after 12:00 p.m., Thursday, December 1, 2022 will not be answered. Answers to all questions will be provided to all proposers by e-mail by 5:00 p.m., Friday, December 2. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.
- **SECTION 8. SUBMISSION OF PROPOSAL.** Submit one (1) original, seven (7) hard copies and one (1) digital PDF copy of the proposal forms, along with other requested attachments, at the

time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (LakeShore Ranch Community Development District – Landscape and Irrigation Maintenance) ENCLOSED" on the face of it.

- **SECTION 9. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.
- **SECTION 10. PROJECT MANUAL.** The Project Manual will be available beginning Friday, November 11 at 12:00 p.m. from the offices of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The cost for the hard copy of the Project Manual Disk is \$75.00; please make checks payable to BREEZE
- **SECTION 11. PROPOSAL FORMS.** All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.
- **SECTION 12. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.
- **SECTION 13. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual.
- SECTION 14. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.
- **SECTION 15. INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

**SECTION 16. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

**SECTION 17. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed price proposal (forms attached).
- C. List position or title, corporate responsibilities and years experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
- E. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which Proposer has provided, or is currently providing landscape and irrigation maintenance services (forms attached as part of Contractor's Qualification Statement).
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Project Manual.

SECTION 18. PROTESTS. Any protest regarding the Project Manual, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents at the offices of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 19. EVALUATION OF PROPOSALS.** The proposals shall be ranked based on criteria presented in the Evaluation Criteria section contained within the Project Manual.

## LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

1.	Proposer:		
	[Com	pany Name]	/_/ A Corporation /_/ A Subsidiary Corporation
2.	Parent Company Name:		
3.	Parent Company Address	s:	
	Street Address		
	P.O. Box (if any)		
	City	State	Zip Code
	Telephone	Fa	ax no.
	1st Contact Name		Title
	2nd Contact Name		Title
4.	Proposer Company Addr	ress (if different):	
	Street Address		
	P. O. Box (if any)		
	City	State	Zip Code
	Telephone	Fa	ax no.
	1st Contact Name		Title
	2nd Contact Name		Title
5.		e office from which	the proposer would provide services to
	LakeShore Ranch CDD.		
	Street Address		
	City	State	Zip Code
	Telephone	Fa	x No
	1st Contract Name		Title

Is th	ne Proposer incorporated in the State	of Florida? Yes ( ) No ( )
6.1	If yes, provide the following:	
	• Is the Company in good stand of Corporations? Yes ( ) No	ing with the Florida Department of State, Division
		Charter No.
6.2	If no, provide the following:	
	• The State with whom the Pro	poser company is incorporated?
	Is the company in good stand	ing with the State? Yes ( ) No ( )
	If no, please explain	
	Date incorporated	Charter No.
	• Is the Proposer company auth ( ) No ( )	orized to do business in the State of Florida? Yes
6.3	(i.e.: Limited Liability Company	lease identify the type of business entity Partnership, etc.) and the number of years of providing landscape services.
	the Proposer's company provided silar community previously? Yes ( )	ervices for a community development district or No ( )
7.1	If yes, provide the following:	
	districts and/or similar comm	ser has executed with community development unities during the past five (5) years and the names e length of the contract and whether each such lient.
	<u> </u>	alue of comparable contracts for each of the last ar and ending with the most current year
(11)	. (12)	

General Liability Automobile Liabi Umbrella Coverag Workers Compens Expiration Date  Please state whet suspended from te state(s)? Yes ( )  The state(s) where State the period(s)  Has the Proposer Yes ( ) No ( )	ge \$ sation \$ - her or not the oidding or contain the second or such that the second of the second o	ontracting of so, state to spended	or any of it on any state the name(s) of the name(s	of the compa	federal contracts any (ies)
Umbrella Coverage Workers Compens Expiration Date  Please state whete suspended from the state(s)? Yes ( )  The state(s) where State the period(s).  Has the Proposer	ge \$ sation \$ - her or not the oidding or contain the second or such that the second of the second o	e Proposer ontracting of f so, state the spended	or any of it on any state the name(s) of the name(s	of the compa	federal contracts any (ies)
Workers Compens Expiration Date  Please state whet suspended from the state(s)? Yes ( )  The state(s) where state the period(s).  Has the Proposer	her or not the bidding or control of the barred or sun of debarred to	e Proposer ontracting of so, state to spended	or any of it on any state the name(s) of the name(s	of the compa	federal contracts any (ies)
Expiration Date  Please state whet suspended from the state(s)? Yes ( )  The state(s) where State the period(s).  Has the Proposer	her or not the bidding or control of the barred or sun of debarred to	e Proposer ontracting of so, state to spended	or any of it on any state the name(s) of the name(s	of the compa	federal contracts any (ies)
Please state whet suspended from the state(s)? Yes ( )  The state(s) where state the period(s).  Has the Proposer	her or not the bidding or control No ( ) If the barred or sure of debarment of the barred to	e Proposer ontracting of f so, state to spended at or susper	or any of ion any state the name(s) on any state	of the compa	federal contracts any (ies)
suspended from the state(s)? Yes ( )  The state(s) where the period(s).  Has the Proposer	oidding or co No() If be barred or su of debarmen	ontracting of so, state to spended	on any state he name(s) o	of the compa	federal contracts any (ies)
Has the Proposer	e barred or su  of debarmer  ever failed to	spended _ nt or susper	nsion		
		fulfill its c			
Has any officer or other organization Yes ( ) No ( ) I	that has faile	ed to fulfill	job duties o	r otherwise	complete a contra
List any and all lit Ranch CDD, any (5) years.	officer and/or	employee	of the Propo	oser has bee	

List three (3) jobs (includi	ng company, contact person, and tel	lephone number) lost
previous twelve (12) mont		,
	ntements, prepared within the last one resources, liabilities, capital equipm	
performance for the past of		
<u> </u>	or documentation regarding educ t the District(s) in evaluating the qua	-
	be any experience of the princip	
Superintendents, etc.) who maintenance work of your of to contractor.	ho are responsible for the actual organization and who will be assigned	al landscape & irried to this contract if av
Superintendents, etc.) who maintenance work of your	ho are responsible for the actua	al landscape & irried to this contract if av
Superintendents, etc.) who maintenance work of your of to contractor.	ho are responsible for the actua	al landscape & irri
Superintendents, etc.) who maintenance work of your of to contractor.  Name	ho are responsible for the actual organization and who will be assigned	al landscape & irrical to this contract if av
Superintendents, etc.) when maintenance work of your of to contractor.  Name  Type of Work  Name	ho are responsible for the actual organization and who will be assigned	al landscape & irrical to this contract if av
Superintendents, etc.) when maintenance work of your of to contractor.  Name  Type of Work	ho are responsible for the actual organization and who will be assigned.  Yrs. Experience	Position  Position  Position
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Superintendents, etc.) when maintenance work of your of to contractor.  Name  Type of Work  Name  Type of Work  Name	ho are responsible for the actual organization and who will be assigned.  Yrs. Experience  Yrs. Experience	Position  Position  Yrs. With I  Position  Position  Yrs. With I

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the LakeShore Ranch CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the LakeShore Ranch CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Days and		By:
Name of Proposer		
		[Type Name and Title of Person Signing]
This day of	, 2022.	
		(Corporate Seal)
Sworn to before me this	day of	, 2022
(Seal)	Notary Publi	ic/Expiration Date

## **CORPORATE OFFICERS**

Company Name	Date			
Provide the following information for Officers of	the Proposer and parent comp	any, if any.		
NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE	
FOR PARENT COMPANY (if applicable)				

## AFFIDAVIT FOR INDIVIDUAL

State of	SS:
County of	
contained herein are correct and true as of this of false, deceptive or fraudulent statements	, being duly sworn, deposes and says that concerning the qualification statement and corporate officers s date; and that he/she understands that intentional inclusion on this statement constitutes fraud; and will be considered institute good cause for rejecting Proposer's proposal.
	(Proposer must also sign here)
Sworn to before me this day of	, 2022
Notary Public/Expiration Date:	
(SEAL)	

AFFIDAVIT FOR PARTNERSHIP

State of	ss:
County of	
answers to the questions concernin true as of the date of this affidavi deceptive or fraudulent statements of	, is a member of the firm of, being duly sworn, deposes and says that the statements and g the qualification statement and corporate officers are correct and it; and, that he/she understands that intentional inclusion of false on this statement constitutes fraud; and such action on the part of the stitute good cause for rejecting Proposer's proposal.
	(Signature of a General Partner is Required)
Sworn to before me this	day of, 2022
Notary Public/Expiration Date:	
(SEAL)	

## AFFIDAVIT FOR CORPORATION

State of	ss:
County of	
(title)	of
the questions in the foregoing concerning the and true as of the date of this affidavit; and	sworn, deposes and says that the statements and answers to be qualification statement and corporate officers are correct, that he/she understands that intentional inclusion of false, attement constitutes fraud; and such action on the part of the rejection of Proposer's proposal.
	(Officer must also sign here)
	CORPORATE SEAL
Sworn to before me this day of	, 2022.
Notary Public/Expiration Date:	_
	(SEAL)

## LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

## **REQUEST FOR PROPOSAL** LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

## **EVALUATION CRITERIA**

1.	<u>Personnel</u>		(10 Points	Possible) ( Points Awarded)
manage	er and other sp e this project;	ecifically train proposed staff	ned individuals who will mana	gned personnel, including the project ge the property; present ability to es certification, technical training, ifications, etc. with bid.)
Managen	nent and Supe	rvisory Person	<u>nel</u>	
Name		Years Exp.	Position/Certifications	Duties and Responsibilities
1				
2				
3				
5				
Proposed	Staffing Leve	els		
	_ Technical pe	ersonnel. In ac	elude; laborers, Idition, list any personnel with ricide, herbicide application, an	technical expertise that will be
Name	<sub>[</sub> j	Years Exp.	Position/Certifications	Duties and Responsibilities
		•	r ostrion certifications	Davies and reesponsionides
3				
4				

0.444 O		Vacua Eve	Dogition/Contification	ma Du	utics and Dasman	ailailiti aa
ame		Years Exp.	Position/Certification	ns Di	ities and Respons	sibilities
2.	<b>Experience</b>		(20 I	oints Possib	ole) ( Point	ts Awarded
		rded to the fir	m: past performance in	respondent i	ontracts: subcont	racior disting
	ntory of all equip	oment, etc.)	m; past performance ir	any other co		·
	ntory of all equip	oment, etc.) /Location:		any other co		
	ntory of all equip  Project Name  Contact:	oment, etc.) /Location:	Contact Phone:	any other co		
	Project Name Contact: Project Type/	oment, etc.) /Location:  Description: _		any other co		
	Project Name Contact: Project Type/ Dollar Amoun	Description: _ nt of Contract:	Contact Phone:	any other co		
1.	Project Name Contact: Project Type/ Dollar Amoun	Description: _ nt of Contract:	Contact Phone:	any other co		
	Project Name Contact: Project Type/ Dollar Amoun	Description: _ nt of Contract:	Contact Phone:	any other co		
	Project Name Contact: Project Type/ Dollar Amoun	Description: _ nt of Contract:	Contact Phone:	any other co		
	Project Name Contact: Project Type/ Dollar Amoun	Description: nt of Contract: ny's Detailed S	Contact Phone:	Project:		
	Project Name Contact: Project Type/ Dollar Amoun Your Compan	Description: nt of Contract: ny's Detailed S	Contact Phone: : Scope of Services for I	Project:E	ND DATE:	
	Project Name Contact: Project Type/ Dollar Amoun Your Compan  Duration of C	Description:  The contract:  Contract: STAI  Location:	Contact Phone: : Scope of Services for I	Project:E	ND DATE:	
	Project Name Contact: Project Type/ Dollar Amoun Your Compan  Duration of Companies  Project Name Contact:	Description:  Description:  nt of Contract:  ny's Detailed S  Contract: STAI	Contact Phone: : Scope of Services for I	Project:E	ND DATE:	

Duration of Contract: STA	RT DATE:	END DATE:
Project Name/Location:		
Contact:		
Project Type/Description:		
Dollar Amount of Contract		
Your Company's Detailed	Scope of Services for Proj	ect:
Duration of Contract: STA	RT DATE:	END DATE:
Ducient Name/Leastion		
Project Name/Location: Contact:		
Project Type/Description:		
Dollar Amount of Contract		
Your Company's Detailed	Scope of Services for Proj	ect:
Duration of Contract: STA	RT DATE:	END DATE:
Duration of Contract STI		
Project Name/Location:		
-		
Project Name/Location: Contact: Project Type/Description: _	Contact Phone:	

	Duration of Contract: START DATE:	END DATE:
3.	<b>Understanding Scope of RFP</b>	(10 Points Possible) ( Points Awarded)
speci direc	ested? Does it provide all information as refications, pricing, scheduling, staffing, qua	standing of the District's needs for the services equested by the District including product lifications, etc.? Have all documents been completed as ed? Does it demonstrate clearly the ability to perform
4.	Financial Capacity	(5 Points Possible) ( Points Awarded)
At a	execute the services required as discussed in	d stability as a business entity necessary to implement in Landscape and Irrigation Maintenance Agreement. ability to provide insurance coverage as required by the tents current to within twelve (12) months.
5.	<u>Price</u>	(35 Points Possible) ( Points Awarded)
CON FIRS	(the Contract Amount). AN AVERAGE O SIDERED WHEN AWARDING POINTS T AND SECOND ANNUAL RENEWALS	rded to the Proposer submitting the lowest bid for Parts F ALL THREE YEARS PRICING IS TO BE FOR PRICING - THE INITIAL TERM AND THE S. All other proposers will receive a percentage of this low bid by the proposer's bid and is then multiplied by Price evaluation. *
point numl 27.74 then	es. Contractor "B" turns in a bid of \$265,00 per of points possible (35). (210,000/265,00 d of 35 possible points. Contractor "C" turns.	and is deemed to be low bid and will receive the full 35 $0$ . Bid "A" is divided by Bid "B" then multiplied by the $00$ ) x 35 = 27.74. Therefore, Contractor "B" will receive as in a bid of \$425,000. Bid "A" is divided by Bid "C" (ble (35). (210,000/425,000) x 35 = 17.29. Therefore
6.	Reasonableness of ALL Numbers	(20 Points Possible) ( Points Awarded)
	• • • • • • • • • • • • • • • • • • • •	d as to the reasonableness of ALL numbers, quantities quantities, mulch quantities, etc. based on Contractor's & 6.
	<u>Proposer's Total Score</u> (100 Points)	nts Possible) ( Points Awarded)
		END

## **DRAFT SUBJECT TO REVISION**

AGREEMENT BETWEEN \_\_\_\_\_\_\_, AND LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

FOR LANDSCAFE AND IRRIGATION MAINTENANCE SERVICES
This agreement (the "Agreement") is made and entered into this day ofby and between:
LakeShore Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, physical address of 19730 Sundance Lake Boulevard, Land O'Lakes, FL 34638, with a mailing address of 1540 International Parkway, Suite 2000, Lake Mary, FL 32746
RECITALS
WHEREAS, the District was established by ordinance of the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping and other infrastructure; and
WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape maintenance services for certain lands within and around the District; and
WHEREAS, Contractor, who submitted the proposal attached hereto as Exhibit A ("Scope of Services") and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and
WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.
<b>NOW, THEREFORE,</b> based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "Parties"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:
<b>Section 1. Recitals.</b> The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
Section 2. Contractor's Obligation. The Contractor will provide landscape and irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in Exhibit A. Contractor shall perform such work for per year. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Exhibit A.
for such service diffess otherwise identified in Lambit 11.

- Section 3. Billing and Payment. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor \$\_\_\_\_\_\_ per month during the Initial Term, \$\_\_\_\_\_ per month during the First Annual Renewal, and \$\_\_\_\_\_ per month during the Second Annual Renewal. Such compensation covers only the items specified in Parts 1 and 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form attached as Exhibit "B", the District agrees to pay Contractor when the services are rendered using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. Contractor shall not perform mulching or annual installation services listed in Exhibit "A" without the prior written approval of the District.
- **Section 4.** Care of the Property. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.
- **Section 5. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
  - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
  - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

- **Section 6. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.
- **Section 7. Indemnification.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorneys fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- **Section 8.** Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- **Section 9. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- **Section 10.** Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.
- **Section 11.** Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.
- **Section 12.** Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**Section 13.** Cancellation. The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to cancel this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason. Contractor shall have the right to cancel this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of cancellation for the work performed up to that date.

**Section 14. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

**Section 15.** Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**Section 16. Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 17. Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

a.	If to Contractor:	
		Attn:
b.	If to District:	LakeShore Ranch Community Development District 1540 international Parkway, Suite 2000 Lake Mary, FL 32746 Attn: District Manager
	With a copy to:	Straley Robin Vericker 1510 W. Cleveland St. Tampa, Florida 33606 Attn: John Vericker

**Section 18.** Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit

of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

- **Section 19.** Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
- **Section 20. Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.
- **Section 21. Public Records.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.
- Section 22. Effective Date and Term. This Agreement shall become effective as of \_\_\_\_\_\_\_\_, and remain in effect until\_\_\_\_\_\_\_\_. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.
- **Section 23.** Conflict. To the extent that the terms described in **Exhibit A** conflict with the terms of this Agreement, the terms herein shall control.
- Section 24. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- Section 25. Public Records. As required under Section 119.0701, Florida Statutes, the Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the

Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY EMAIL AT PATRICIA@BREEZEHOME.COM, OR BY REGULAR MAIL AT BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746

- Section 26. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- **A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- **B.** The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
- (1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.
- (2) Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. Monthly the CDD will be conducting a full landscape inspection and shall require at least one individual to accompany the CDD's representative on this inspection.

However, the inspection will still take place if the Contractor fails to attend. A written report will then be sent to the Contractor and the Board of Supervisors with findings. The Contractor shall be required to explain, in writing, what actions shall be taken to remedy those findings within the specified amount of time as requested by the District. If the Contractor does not respond within the specified time,

the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion.

**SECTION 27 MAINTENANCE VISITS** – The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this contract.

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

Contractor	Lakeshore Ranch Community Development District	
Name:Title:	John Rose Chair of the Board of Supervisors	

# EXHIBIT "A' SCOPE OF SERVICES

#### SCOPE OF SERVICES

#### PART 1

#### **GENERAL LANDSCAPE MAINTENANCE**

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each moving should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches, Zoysia at a height of one (1) to one and one half (1 1/2) inches and St. Augustine at a height of three (3) to three and one half (3  $\frac{1}{2}$ ) inches. Rotary Mowers are preferred for heights above one (1) inch. Reel type mowers are required to be used on all Bermuda turf. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the CONTRACTOR. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within thirty-six hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the LakeShore Ranch Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mismanaged mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All pond banks identified as such (magenta) on the overall LakeShore Ranch Maintenance Pond Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge during each mowing event. Line trimming to water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event. Condition of turf is to be determined by the DISTRICT, or its assigns, at their sole discretion.

- **1B) RETENTION & CULVERT AREAS MOWING & MAINTENANCE** all culvert and retention areas shall be performed once every two weeks. These areas include but are not specifically limited to the four retention ditch areas on Sunset Bay; west of Water Color and two additional ditch areas on Water Color at handrails on both sides of Water Color Drive. During the growing season when waterways may be full of water, Contractor is to line trim down entire area, <u>including ditch bottoms</u>, every other week. Any bushhogging that needs to be performed at the onset of the contract in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.
- **1C) WOODLINE & SWAMP AREAS** All woodline & swamp area cutbacks are to be performed on a quarterly basis. Any hard cutbacks that need to be performed in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.
- **1D) AMPHITHEATRE** All areas on the north side and east side of the amphitheatre shall be maintained on the schedule as listed above. Any bushhogging that needs to be performed in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.
- **2)EDGING AND TRIMMING** All hard-edged areas (curbs, sidewalks, bike paths, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines shall be edged each and every mowing event. All edging shall be performed to the sole satisfaction of the DISTRICT.

  Chemical edging shall not be permitted anywhere on property. Line trimmers shall not be used in small turf areas. Small mowers are to be used. Contractor shall replace any turf that is scalped around utility boxes, street signs/lights, etc. at his own expense.
- **2A) TRIMMING OF GROWTH OVER FENCES SURROUNDING THE WETLAND AREAS** Growth of vegetation over the fences on CDD property should be monitored and cutback quarterly to ensure the aesthetics of the community are maintained.

## AT NO TIME SHALL TURF BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN THIRTY-SIX HOURS OF NOTICE BY DISTRICT.

areas. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings, including roofs, and other architectural structures including entrance features and decorative buffer walls/fences. They shall also be pruned over sidewalks, nature trails and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree.) Contractor shall also trim back all tree branches from interfering with traffic signs and street lights on an asneeded basis. This, as well as the removal of limbs interfering with architectural structures, shall be included in contract and NOT be considered as an extra. Any structural pruning of trees

deemed necessary to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item. Removal of all debris related to dead/and or broken branches should be removed off premises.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance as well as to maintain a full clearance for pedestrians on sidewalks and vehicles along roadways. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of LakeShore Ranch. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

All landscape lighting shall be kept clear of any landscaping encroaching into its light cone on an asneeded basis. It is of utmost importance that all plant material within clear site and visibility triangles is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance (perhaps due to permanent existing grades), then another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times, inclusive of trees in the surrounding pond areas. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are coming into contact with architectural structures of any type. Fruit pods shall be removed prior to development. Palms on the pool deck and adjacent to the clubhouse are to be kept especially neat and tidy at all times. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to pool decks. Contractor shall be responsible for the removal of all palm fruit stains on paved surfaces. All items should be removed off premis.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash, broken limbs, palm boots and fronds and other undesirable material and trash debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a postemergent herbicide for open beds only. AT NO TIME SHALL NON-SELECTIVE WHEN **WEEDS** HERBICIDES BE **PERMITTED HAVE ESTABLISHED** THEMSELVES AS TO DOMINATE OPEN BEDS. HAND PULLING MUST BE <u>PERFORMED</u>. ANY SPRAYED WEEDS ARE TO BE REMOVED ONCE THEY HAVE DIED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A WRITTEN WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND WRITTEN WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of any and all turf as well as all ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

- 5) MAINTENANCE OF PAVED AREAS All paved areas (including expansion joints in sidewalks and gutters) shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) CLEAN UP At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS. Same offense penalties will be incurred as the use of non-selective herbicides discussed paragraph (4) above.
- 7) REPLACEMENT OF PLANT MATERIAL Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
- 8) If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week. Saturday work is allowed with prior approval.

#### PART 2

#### **FERTILIZATION**

Although there is not a fertilizer ordinance in place for Pasco County, it is recommended that those practices outlined in the Hillsborough County Fertilizer Rule be followed. High lights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.). All soil testing results shall be presented to the Board in the ensuing month.

#### All Bahia Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

#### All St. Augustine Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

#### All Zoysia Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF July SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF September Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

#### All Bermuda Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER. Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs N/1000 sq ft/year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE. PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg MUST be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

#### **PEST CONTROL**

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s) (quantity to be determined by the size of the palm). Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest **Control price or the Contract Amount.** 

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit. This is to include only those maintained turf areas along roadways and sidewalks, and all other maintained areas frequented by pedestrians and animals (including dog park and turf surrounding amphitheatre, totlot, clubhouse, tennis/basketball courts, etc.). This is not to include lake banks behind the residential properties or between ponds and conservation areas.

#### DOG PARK FLEA/TICK TREATMENT

Contractor is required apply pest control for flea and ticks on a semiannual basis in the Dog Park.

<u>Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.</u>

Pest Control shall be included in the Contract Amount.

#### IRRIGATION SYSTEM MONITORING AND MAINTENANCE

**Irrigation System.** The Contractor shall inspect and test the irrigation system components one (1) time per month. This shall include all the existing irrigation systems (approximately 125 zones, 2\_irrigation controllers & 3 pump stations).

#### A. Irrigation Controllers

- 1. Semi automatic start of the automatic irrigation controller
- 2. Check for proper operation
- 3. Program necessary timing changes based on site conditions & time DST
- 4. Lubricate and adjust mechanical components
- 5. Test back up programming support devices
- 6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

#### B. Water Sources

- 1. Visual inspection of water source
- 2. Clean all ground strainers and filters
- 3. Test each pump at design capacities <u>weekly</u> and inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
- 4. Test automatic protection devices

#### C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone in its entirety.
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation valve boxes

#### D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for

all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

#### **INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Grade "A" Large Pine Bark Mulch for ornamental beds and tree rings up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf and/or concrete shall also be trenched to a depth of 3" & beveled to reduce mulch washout. The labor for trenching MUST be included in the proposal for mulch installation. This practice has not been followed in the past and trenching will not be considered as an extra. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

#### **ANNUAL INSTALLATION**

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately 500 annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed preapproved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District**. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

## **EXHIBIT "B"**

## BID PROPOSAL FORM LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

#### **BID FORM**

## LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

<u>PART I</u>		
General Landscape Maintenance	\$	Yr
- Price to maintain the four (4) waterways on Sunset Bay I	Or. per specs \$_	/ MT
- Storm Cleanup \$/hr (do not include in General La	ndscape Maintenan	ce total or Grand Total)
- Freeze Protection (description of ability)		
\$/application (do not include in General Landso	cape Maintenance to	tal or Grand Total)
- Hand Watering (do not include in General Landscape N	Maintenance total or	Grand Total)
\$/hr for employee with hand-held hose		
\$/hr for water truck/tanker		
PART 2		
Fertilization (All labor and materials)	\$	
(Include any and all turf pesticide/herbicide mixtures you	intend to use inroughor	ut me year)

	BA	HIA (per specifications in I	Part 2)	
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	_	`		
		_	_	

	ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA APPLICATION RATE TOTAL POUNDS COST P				
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION	
			APPLIED		
	,		1	<u> </u>	
ZOVSIA (non smarifications in Part 2)					

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	
		_		

	ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION	

SPECIALTY PLANT MATERIALS (Knockout Roses, Dwarf Asian Jasmine, Crape Myr MONTH FORMULA (PLEASE LIST TOTAL POUNDS)	COST PER APPLICATION COST PER
MONTH FORMULA (PLEASE LIST PLANTS THIS PRODUCT TO BE APPLIED)  The totals in the "Cost per application" column should equal your Total Fertilization Cotthe year.  PART 3  Pest Control (All labor and materials) (if entire pesticide allowance is required) *  * This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should in	COST PER
MONTH FORMULA (PLEASE LIST PLANTS THIS PRODUCT TO BE APPLIED)  The totals in the "Cost per application" column should equal your Total Fertilization Cotthe year.  PART 3  Pest Control (All labor and materials) (if entire pesticide allowance is required) *  * This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should in	COST PER
MONTH FORMULA (PLEASE LIST PLANTS THIS PRODUCT TO BE APPLIED)  The totals in the "Cost per application" column should equal your Total Fertilization Cotthe year.  PART 3  Pest Control (All labor and materials) (if entire pesticide allowance is required) *  * This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should in	COST PER
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<ul><li>(if entire pesticide allowance is required) *</li><li>* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should in</li></ul>	ost for
, , , ,	Yr
will not be equally divided amongst the monthly invoices. The portion of the allowance used particular event shall be billed the month after services are rendered. Contractor shall continu responsible for the eradication/control of all weeds, pests and diseases after the allowance list has been exhausted.	amount l on any ue to be
OTC Injections will be performed at the discretion of the District's BOSs (This shall not be included in either the Pest Control cost listed above nor shall it be included Grand Total or Contract Amount.)	ded in the
OTC Injections (All labor and materials)	
\$/Yr (based on quantities below)	
(OTC injections per specs - <u>do not include in Grand Total)</u>	

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
The CDD rese	rves the right to	subcontract out any	and all OTC Inje	ection events.
Application of Top Ch  For informational purpo fire ants in all Finished 1  \$ / Yr	ses only, please	provide a cost to apply	Top Choice for th	ne annual control of
Top Choice appli (This shall not be inclu	ided in either the	erformed at the sole of the Pest Control cost list Total or Contract Am	ed above nor shal	
PART 4				
Irrigation (All labor an	d materials)		\$	/Yr
Freeze Protection	on (description of	f ability)		
\$/ <u>a</u> _	oplication (do no	ot include in Irrigatio	n Total or Grand	<u>  Total)</u>
After hours emewells, etc.)	ergency service h	ourly rate \$	/hr. (i.e. broken m	nainlines, pump &
Contractor shall provid maintenance as a separa			g for such items ot	her than routine

## PART 5

Installation of Pine Bark Mulch (large) (All lab (if both topdressings are performed - <u>do not inc</u>	,	/Yr
Based on quantities determined by Contractor's fieshall install:	eld measurements at time of bidding	, Contractor
CY Large Pine Bark Mulch per specs (app. October)	for the first top-dressing at \$	/CY
And		
CY Large Pine Bark Mulch per specs (app. April)	for the second top-dressing at \$	/CY
Each top-dressing shall leave all bed	ls with a depth of 3" after compac	ction
The DISTRICT reserves the right to subcontract	ct any mulching event to an outsid	le vendor
<u>PART 6</u>		
Annual Installation (All labor and materials) The DISTRICT reserves the right to subcontraction	ct any annual installation event to	an outside
Contractor shall install 500 (4") annuals up to four District at \$/annual	(4) times per year per specs at the d	lirection of the
\$/rotation		
\$Yr (if all rotations a	re performed - <u>do not include in (</u>	Grand Total)
GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is w	what contract will be written for)	
\$/Yr		
FIRST ANNUAL RENEWAL	\$	/Yr
SECOND ANNUAL RENEWAL	\$	/Yr
[Signature P	Page to Follow]	

1	2	3	4	5.
Dated this _		day of		, 2022
Contractor/	Firm Name			
Phone Num	ber		_ Fax Number	
Name and T	Title of Represent	ative		
	-		(Please Print)	
ate				

## **EXHIBIT "C"**

#### DAILY/WEEKLY

## **REPORT FORMS**

(Contractor may choose to use its own company forms, but will be required to supply a Site Visit

Journal, a Pest Control Report, Monthly Schedule Report and Irrigation Wet Check Reports and

Irrigation Repair Request Forms as required.)

## **LAKESHORE RANCH CDD**

## **WEEKLY WORK JOURNAL**

(this form must be filled out at the end of each weekly visit and emailed to the District Manager)

SSUES REQUIRING ATTENTION:	DATE:	
LOCATIONS:	DESCRIPTION OF WORK PERFORMED THIS WEEK:	
LOCATIONS:		
LOCATIONS:		
LOCATIONS:		
LOCATIONS:  SSUES REQUIRING ATTENTION:		
SSUES REQUIRING ATTENTION:	LOCATIONS:	
SSUES REQUIRING ATTENTION:		
	ISSUES REQUIRING ATTENTION:(Please notify District Rep. if any)	

## **LAKESHORE RANCH CDD**

## **IRRIGATION REPAIR REQUEST FORM**

DATE:
DAMAGE:
LOCATION:
PROBABLE CAUSE OF DAMAGE:
ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR TREATMENT:
IRRIGATION TECHNICIAN'S NAME:
LSR REPRESENTATIVE NAME:
(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE
REQUEST)

## LAKESHORE RANCH CDD

## PEST MANAGEMENT REPORT

DATE:
SYMPTOMS:
LOCATION:
PROBABLE CAUSE OF DAMAGE:
ESTIMATED MATERIALS REQUIRED FOR TREATMENT:
CERTIFIED PESTICIDE APPLICATOR'S NAME:
LSR REPRESENTATIVE NAME:
THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE
REQUEST)
END

# LAKESHORE RANCH CDD MAINTENANCE EXHIBIT & POND LANDSCAPE MAINTENANCE EXHIBIT

# LAKESHORE RANCH CDD GRADE SHEET EXHIBIT

