Rizzetta & Company

Cypress Creek
Community Development District

Board of Supervisors' Meeting
December 30, 2025

District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578

www.cypresscreekcdd.org

CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT

7154 Trent Creek Drive, Sun City Center, FL 33573

Board of Supervisors	Jason Hepburn	Chairman
	Nancy Fauci	Vice Chair
	Robens Petit Homme	Assistant Secretary
	Reece Thomas	Assistant Secretary
	Joel Martin	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Tonja Stewart	Stantec

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

CYPRESS CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ·Riverview, FL (813-533-2950)
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.cypresscreekcdd.org

December 23, 2025

Board of Supervisors
Cypress Creek Community
Development District

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Cypress Creek Community Development District will be held on **Tuesday, December 30, 2025, at 7:00 p.m.** at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572**. The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS (regarding specific agenda items)**
3. **STAFF REPORTS & UPDATES**
   - **A.** Landscape Inspection Report ..... Tab 1
     - **1.** Consideration of Landscape proposals ..... Tab 2
   - **B.** Amenity Manager Report ..... Tab 3
   - **C.** District Engineer Report
   - **D.** District Counsel
4. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Board of Supervisors Meeting Minutes for October 28, 2025, ... Tab 4
5. **BUSINESS ITEMS**
   - **A.** Consideration of Resolution 2026-01, Disbursement of Funds ..... Tab 5
   - **B.** Discussion of Towing Agreement ..... Tab 6
   - **C.** Discussion of Block Party ..... Tab 7
   - **D.** Discussion of FY 24-25 Goals and Objectives ..... Tab 8
   - **E.** Consideration of Pump Proposal ..... Tab 9
   - **F.** Consideration of Hog trapping Proposal ..... Tab 10
   - **G.** Consideration of Cleaning Proposals ..... Tab 11
   - **H.** Consideration of Hog Trapping Quotes ..... Tab 12
   - **I.** Consideration of Roofing Proposal ..... Tab 13
   - **J.** Consideration of Paver Repair Proposals ..... Tab 14
   - **K.** Consideration of Shed Proposal ..... Tab 15
   - **L.** Consideration of Pool Equipment Repair ..... Tab 16
   - **M.** Ratification of Transformer Proposal ..... Tab 17
   - **N.** Ratification of Parking Lot Lights ..... Tab 18
   - **O.** Ratification of Fencing behind Geese Trail ..... Tab 19
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Respectfully,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

Cypress Creek

LANDSCAPE INSPECTION REPORT



December 10, 2025

Rizzetta & Company

John Fowler – Landscape Specialist

Landscape Inspection Services

Rizzetta & Company
Professionals in Community Management

Introduction and Cypress Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- **Irrigation has been an issue throughout the district. Are all the pumps and clocks working correctly now?**
- **Palm pruning is in need throughout the community. Will need a proposal for any over 15 feet in height.**

The following are action items for Getz Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Underlined Bold Red text** indicates deficient for more than two months. Green text indicates a proposal has been requested. Blue indicates an irrigation related matter. **Bold and underlined** text is either information or questions for the BOS. Orange is for Staff.

1. Need to cut back Brazilian Pepper trees growing over the entrance monument of Cypress Creek Blvd.
2. Noting during this inspection turf appears dry. I have been informed there were pump issues. What is the latest status?
3. Remove a dead Podocarpus in the bed by the pumps on Cypress Creek Blvd. on the East ROW just North of 19th Ave. (Pic. 3)



4. Noting a tree down on the East ROW of Cypress Creek Blvd. along the lake bank just North of 19th Ave. NE. See proposal page.
5. Clean up downed palm debris in beds on the ROWs of Cypress Creek Blvd.
6. Noting bed weeds need to be treated on the ROWs of Cypress Creek Blvd. including removing any palm volunteers growing up in them.
7. Diagnose and treat declining Mexican Petunia on the corner intersection of Long Cypress and Cypress Creek Blvd. Remove any dead or diseased material.
8. Noting palms under 15 feet have been trimmed but need to prune all the palms in the district at this time. See proposal page.
9. Remove a Brazilian Pepper growing in shrubs along the wall at the intersection of Long Cypress and Cypress Creek Blvd. (Pic. 9)



Cypress Creek Blvd.

10. Need to remove low-lying (up to 15 feet) Spanish Moss in the Crepe Myrtles throughout the district. (Pic. 10)



11. Noting drip line is cut and piled up in many of the beds on Cypress Creek Blvd. What is the status with these? If no longer working, then need to be removed. If working, then need to be properly spread out and pinned down. (Pic. 11)



12. Noting a bare bed in the median island of Cypress Creek Blvd. just South of Little Elk Ave. intersection where it appears plantings were removed recently. See proposal page.

13. Diagnose and treat the declining turf in the median bullnose of Cypress Creek Blvd. on Southside of Little Elk Ave. intersection. Possible insect damage.

14. Noting a couple ant mounds starting to form in turf areas on Cypress Creek Blvd. Treat each service and once the mound is no longer active, smooth out to surrounding grade.

15. Clean out dead material in the Crinum Lilies in the median of Cypress Creek Blvd. just North of Little Elk Ave. intersection. (Pic. 15)



16. Noting many trees in the medians and the ROWs of Cypress Creek Blvd. do not have defined tree ring beds. Set a hard bed edge and treat weeds. Do not want to weedeat the base of any hardwood trees.

17. Remove palm volunteers growing up in the Junipers of Cypress Creek Blvd. North of Little Elk Ave. (Pic. 17)



Cypress Creek Blvd. and Little Elk A

18. Need to remove any sucker growth off any of the Oaks or Crepe Myrtles in the medians and ROWs of Cypress Creek Blvd.

19. Schedule a pruning event for the ornamental grasses now that the fruiting structures have died off in the medians and ROWs of Cypress Creek Blvd.

20. **<u>There was a tree removed on the West ROW of Cypress Creek Blvd. just South of Broad Brush Dr. Is another tree or turf planned to be installed here? (Pic. 20)</u>**



21. Diagnose and treat declining Indian Hawthorn on Cypress Creek Blvd. median between Brushy Fork Pl. to Broad Brush Dr. (Pic. 21)



22. Remove Oak suckers growing up in the ornamental grasses in the medians on Cypress Creek North of Little Elk Ave.

23. Asking if the area with the pump behind the fence on the West Cypress Creek Ave. ROW just North of Little Elk Ave. is CDD? If so, need to clean up and weedeat the fence line. (Pic. 23)



24. Diagnose and treat declining Juniper in the median of Little Elk Ave. just West of Cypress Creek Blvd. intersection.

25. Noting palms under 15 feet have been pruned on Little Elk Ave. However, it appears there are a couple that are near the 15-foot height that should have probably been pruned as well.

26. Need to remove Purple Queen growing in the Juniper in the median bed on Little Elk Ave. near the intersection of Trent Creek Dr. (Pic. 26)



Cypress Creek Blvd, Little Elk, Clubhouse

27. Diagnose and treat declining Indian Hawthorn in the median of Little Elk Ave. (Pic. 27)



28. Noting turf appears dry on Little Elk Ave. and the clubhouse on Trent Creek Dr. What is the latest status for this?

29. Ensure cleanup of all material after each pruning event, especially in high viable areas. One area that was in need is inside the community pool area of Trent Creek Dr.

30. Remove palm volunteers growing up in the beds on the North and South ROW of Little Elk Ave.

31. Schedule a pruning event for the ornamental grasses at the parking lot and surrounding areas of the amenities at Trent Creek Dr.

32. Remove a Brazilian Pepper growing in the small dog park on the West end.

33. Remove vines growing on the fence of the small and large dog parks. (Pic. 33>)

34. Investigate a couple declining Pine trees on the South corner intersection of Trent Creek Dr. and Auburn Woods Ln. Report your findings.

35. It appears some areas of irrigation is working by the pickle ball court but there are a couple coverage issues that need to be fixed.

36. Remove sucker growth off an Oak at the large dog park at Trent Creek Dr. (Pic. 36)



37. **Asking if the expectation is to mow all the way to the asphalt of 19th Ave. NE? Ditches are overgrown in many areas.**

38. Need to set a defined bed edge for the shrub rows that line the fences on 19th Ave. NE. Also, many areas that need to be weeded.

39. Noting gaps in the shrubs on 19th Ave. NE along the vinyl fence line. May want to consider filling in Springtime. Need to ensure irrigation is working properly first though.

40. It appears there are a couple areas that need to be mowed a couple passes more on 19th Ave. NE along the sidewalk between Copperfield Bell Pl. and Orchid Wall St.



19th Ave. NE and Orchid Wall St.

41. Noting the beds on 301 ROW overall look good. There are several leaning ornamental trees that are leaning that could be straightened. See proposal page.

42. There is an area of conservation area on the corner of 301 and 19th Ave. NE that is growing on the CDD perimeter fence. I suggest cleaning a couple feet out and maintain moving forward to protect the fence line.

43. Treat large ant mound by the dog park on Geese Trail Cir. By the dog park. Once the mound is no longer active, smooth out to surrounding grade. (Pic. 43)



44. Need to cut back vegetation growing through the chain linked fence at the dog parks on Geese Trail Cir. May want to consider removing all the Brazilian Peppers growing in the is area. (Pic. 44>)

45. Noting an area of bare turf where it appears cars continuously run over on the corner of Geese Trail Cir. between the sidewalk and the road. The board may want to consider installing signs or landscape boulders to help prevent this.

46. Diagnose and treat a couple declining Crinum Lilies at the Orchid Wall St. community pool area. Remove any dead or diseased material.

47. Remove vines growing on the aluminum fence surrounding the community pool at Orchid Wall St. (Pic. 47)



48. Remove palm volunteers growing in the Liriope at the entrance bed to Orchid Wall St. community pool area.

49. Diagnose and treat a couple declining shrubs along the vinyl fence inside the community pool area on Orchid Wall St.

50. Turf appears very dry with a lot of broad leaf turf weeds inside the community pool area of Orchid Wall St.

51. Need to schedule a pruning event for the Copperleaf at the entrance and exit monument on Orchid Wall St. and 19th Ave. NE intersection. Maintain it below white trim.



Orchid Wall St. and Mulberry Marsh Ln.

52. Noting the bare bed on the bullnose median on Orchid Wall St. at 19th Ave. NE intersection. What does Getz landscape recommend here? (Pic. 52)



53. Diagnose and treat the declining Duranta Gold Mounds in the medians and ROWs of Orchid Wall St. (Pic. 53)

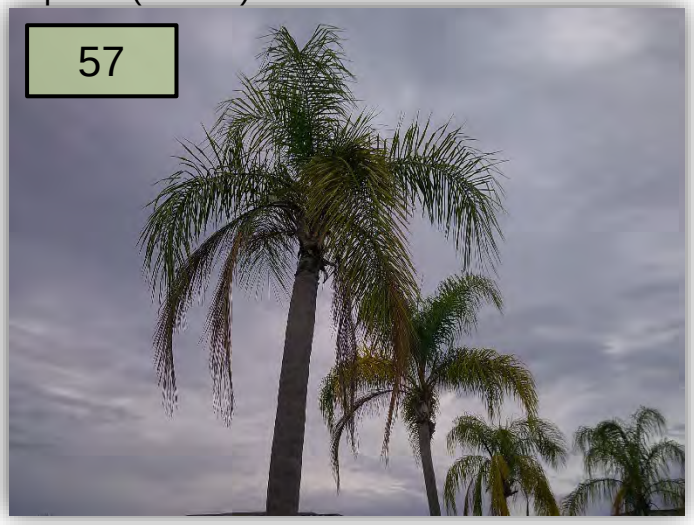


54. Treat weeds and there is a stump present where a shrub was cut out on the West ROW of Orchid Wall St. between Mangrove Well and Carp Hallow.

55. Noting cut drip line sticking up out of the ground in a couple tree ring beds on Orchid Wall St. West ROW.

56. Noting all the Queen Palms appear chlorotic at the community pool at Mulberry Marsh Ln. Were these fertilized?

57. Need to prune out dead fronds in the Queen palms at the Mulberry Marsh Ln. community pool. (Pic. 57)



58. Treat joint crack weeds in the sidewalk in front of the community pool at Mulberry Marsh Ln.

59. Diagnose and treat declining Arboricola at the community pool at Mulberry Marsh Ln. (Pic. 59)



60. Diagnose and treat two declining Magnolia trees in median bed on Copperfield Bell Pl.

61. I would recommend installing mulch throughout the district if it is budgeted. At least, the entrances of 19th Ave. NE and community pool areas.

62. Need to remove a strap that is visible on an Oak tree on exit corner of Copperfield Bell Pl.

Mulberry Marsh Ln and Wicked Strong St.

63. Noting a bare bed on the bullnose of Copperfield Bell Pl. and Mulberry Marsh Ln. intersection. What would Getz Landscape recommend here? (Pic. 63)



64. Need to set defined bed edges for the trees at the community pool of Mulberry Marsh Ln. Below is a picture that also represent a lot of the tree rings throughout the CDD. (Pic. 64)



65. Diagnose and treat declining Royal Palms on the entrance and exit corners of Wicked Strong St. at 19th Ave. NE.

66. Need to pin down drip line laying on top of the shrubs at the lift station on Wicked Strong St. (Pic. 66>)

67. Diagnose and treat a declining Magnolia tree on the exit corner of Wicked Strong St. at 19th Ave. NE intersection.

68. There is a leaning Oak that should be straightened on the East ROW of Wicked Strong St. near 19th Ave. NE intersection. (Pic. 68)





Proposals

1. Getz Landscape to provide a proposal to prune dead material and fruiting structures out of all species of palms throughout the district over contracted 15 feet. (Pic. 1)



2. Getz Landscape to provide a proposal to flush cut and remove a downed tree along the lake bank on the East ROW of Cypress Creek Blvd. just North of 19th Ave. NE. (Pic. 2)



3. Getz Landscape to provide a proposal to install low growing plantings or turf in the empty median on Cypress Creek Blvd. at Little Elk Ave. intersection to not block line of sight for vehicles. (Pic. 3>)

4. Getz Landscape to provide a proposal to straighten any ornamental trees in need along the CDD perimeter that is on 301 ROW. Include any staking material needed.

5. Getz to provide a proposal to remove any Brazilian Pepper trees growing between the large and small dog park on Geese Trail Cir. Need to treat the stump to prevent regrowth if approved. (Pic. 5)



6. Getz Landscape to provide a proposal to straighten a leaning Oak tree and to include any staking system needed on Wicked Strong St. entrance ROW just North of 19th Ave. NE. See picture 68 in the report for reference.



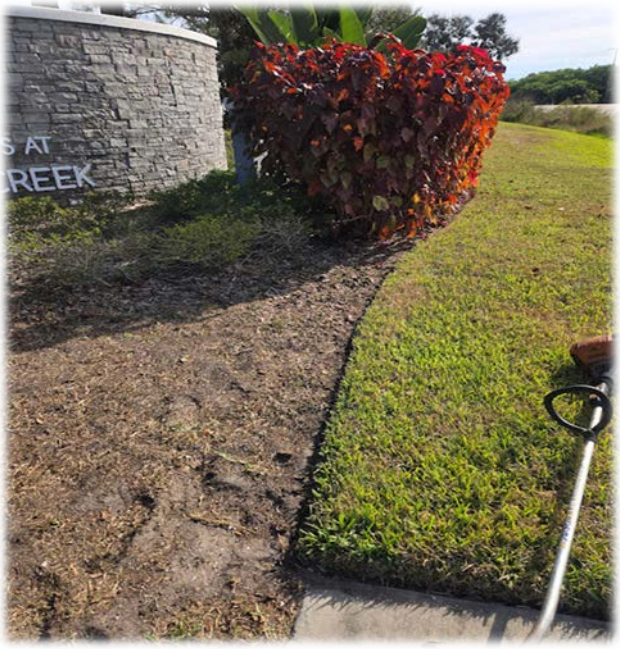
Austin Getz
President / Owner
813-701-6831

Cypress Creek Landscape Review

November 25th, 2025

Getz Outdoor Services

Austin Getz
President / Owner
813-701-6831



Weed Spraying and Hand Pulling of Weeds has been ongoing. We have been making a lot of progress in these areas, weed maintenance will be part of regular operations moving forward.

We have focused specifically on the entrances in the past week. They are in great shape and ready for Holiday Lighting to be installed.



Austin Getz
President / Owner
813-701-6831



We have made the possible repairs on the irrigation system so far, such as broken heads and lines. An update on the status of remaining repairs will be provided at the meeting.

Pond and Lake Banks are being maintained up to the water lines. We will continue to observe the pond banks as we move into the colder months.



Austin Getz
President / Owner
813-701-6831



Hedging has been completed and will be a part of general maintenance moving forward. We will provide The Board with an update.



Mulch installation should be completed soon. We will Provide the Board with an update at the meeting.

Austin Getz
President / Owner
813-701-6831



We are continuing to pick up trash and debris as we see it. Our team has been made aware that this is of extremely high priority.



General and Scheduled Maintenance has been completed. We are working extremely hard to ensure the community is in top shape.

Austin Getz
President / Owner
813-701-6831

If there are any issues or concerns, please feel free to reach out to us. All of us at Getz Outdoor Services would like to wish the residents of Cypress Creek a Happy Thanksgiving!

Tab 2

Getz Outdoor Services has been focusing on debris removed every week as well as mowing, edging, whacking, blowing and cleaning.

Station A-1 irrigation: 37/40 zones complete and passed inspection.
Clubhouse station: 14/32 zones passed inspection.

Hand pulling and herbicide applied to all neighborhoods.

Roughly 70% of drip line removed and prepped for maxi lines and heads.

Sapling removal.

Before the January meeting we are anticipating all irrigation being up and running with all new maxi lines and heads as well as installing plants and mulch throughout.

A couple areas of concern we have are near the main entrance and the orchid dog park. There are multiple Brazilian pepper's that need to be removed and cleared out to keep monuments looking clean and overall aesthetics.

Following this we need to trim palms and oaks throughout as well that are above our 8' and 15' standard maintenance.

ESTIMATE

Getz Outdoor Services
22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
+1 (813) 701-6831
http://Getzoutdoorservices.com

Bill to

Cypress Creek Of Hillsborough County
Community Development District
3434 Colwell Ave, Suite 200
Tampa, Fl. 33614

Estimate details

Estimate no.: 1046
Estimate date: 10/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**The Orchid dog park tree removal**	Brazilian pepper at The Orchid dog park encroaching on fence. Can have removed today.	1	$1,250.00	$1,250.00

Total **$1,250.00**

Accepted date **Accepted by**





Tab 3

Monthly Manager's Report November 2025

Rizzetta & Company
Cypress Creek CDD

Operations/Maintenance Updates: December 2025

Everyday Tasks

- Monitoring cameras and Brivo passes to ensure residents are scanning in and using their own Brivo Fobs. As well as registering new residents for amenities and reviewing community policies
- Interviewing Part Time Attendants
- Amenity Manager overseeing on-site community vendors to ensure accuracy, quality of work, and adherence to service standards. Double checking completed projects. New Pet Waste Vendor, Pool Vendor, and Cleaning Vendor Started in December- supporting them as they learn our neighborhood
- Maintenance & Amenity Manager conducting systematic street-by-street inspections to identify concerns, ensure community upkeep, and maintain a high standard of appearance.
- We had 2 events this month.
    - Lego Brickmas for kids at the clubhouse with coffee and donuts for parents, juice for kids. It was a 1-hour Lego workshop.
    - Holiday in the Creek was great. We had a good turn out of residents, Santa came for 2.5 hours, several bounce houses and inflatable football, 3 food trucks were in attendance. We also had 11 high school volunteers that helped supervise the bounces, crafts, and hot cocoa while earning Community Service Hours. The Gathering Place Church was in attendance – passed out popcorn and Christmas Eve Service postcards.

Operations

Operation Report for December 2025

- Enumerate Engage resident account signups: 320 households (up from 293 last month)
- Constant Contact Email Address Active: 1,986 active email addresses

    - 49% open rate (about 963 residents) for Holiday in the Creek Newsletter on 12/14. 59% open rate for Holiday in the Creek Newsletter on 12/13
- Peak Pool usage low. Pool closes at 5:00pm – office team staying til dusk.
- Square Card Reader for taking electronic payments for rentals/key fobs is almost confirmed *(had trouble with verifying)*

Rentals and Access Cards Fees Collected

Rentals	-	-
Extra Access Cards	-	-
Total	**-**	**$0**

Maintenance Updates

Signage & Entrance Improvements:

- Holiday Lights are out and look great
- No Parking sign installed at Orchids near dog parks

Facility & Equipment Upgrades:

- New locks on toilet paper dispensers installed
- Mark worked with Electric & irrigation teams to get the wells running with Uplifting Air
- Pool Equipment leak fixed at Orchids

Maintenance & Repairs In process/completed:

- Fencing issue Orchids/along 19th- In process
- Hog Trapping- Proposals for board consideration
- Parking Lot lights- Approved- *In process*
- Irrigation- Getz Team going zone by zone repairing and making a list to have specialist look at that needs further examination
- Paver Repair Proposals for all 3 pools – Proposals for Board Consideration
- Needed pool equipment repairs for all 3 pools
- Roofing Repairs at Cypress Main – Awaiting updated proposal and signature
- Transformer that needs lifted off ground – Approved awaiting install date

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Rizzetta & Company
Cypress Creek CDD

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Tab 4

MINUTES OF MEETING

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

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on **Tuesday, October 28, 2025, at 7:00 p.m.** in person at **the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572**. The following is the agenda for this meeting:

Present and constituting a quorum were:

Jason Hepburn	**Board Supervisor, Chairman**
Nancy Fauci	**Board Supervisor, Vice Chairman**
Reece Thomas	**Board Supervisor, Assistant Secretary**
Robens Petit-Homme	**Board Supervisor, Assistant Secretary**
Joel Martin	**Board Supervisor, Assistant Secretary**

Also present were:

Matt Huber	**Regional District Manager, Rizzetta & Co., Inc.**
Hunter Mimbs	**Landscape Inspection, Rizzetta & Co., Inc (via phone)**
Austin Getz	**Representative, Getz Outdoor (via phone)**
Tonja Stewart	**Representative, Stantec (via phone)**
Jennifer Dunn	**Amenity Manager, Rizzetta & Co., Inc.**
Andy Cohen	**District Counsel, Persson, Cohen, & Mooney (via phone)**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huber called the meeting to order and conducted a roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

The Board heard comments from pet waste vendor.

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THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report & Landscaper's Responses and Proposals

Mr. Mimbs presented his report to the Board and answered questions.

The Board requested that they receive weekly reports and photos.

Mr. Martin to work with electricians to get a better proposal scope.

B. Community Coordinator Report

Ms. Dunn spoke to the Board about her report and advised that she is working with Engage app and the landscape and parking are the biggest issues within the community.

A discussion ensued about Waste management reduction in service.

On a Motion by Mr. Hepburn, seconded by Mr. Homme, with all in favor, the Board of Supervisors approved the Waste Management Proposal # S0019960358 in the amount of $456.62 monthly, for the Cypress Creek of Hillsborough County Community Development District.

On a Motion by Mr. Martin seconded by Mr. Homme, with all in favor, the Board of Supervisors approved the Gator Boyz holiday lighting proposal #GBPW3644 and authorized the chair to work on additional items with a NTE of $4000.00, counsel to prepare final contract, for the Cypress Creek of Hillsborough County Community Development District.

On a Motion by Mr. Martin , seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved the Getz proposal #1049 for mulch in the amount of $4000.00, for the Cypress Creek of Hillsborough County Community Development District.

On a Motion by Ms. Fauci, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the Getz proposal #1053 in the amount of $750.00 for soft pressure washing amenities, for the Cypress Creek of Hillsborough County Community Development District.

On a Motion by Mr. Martin, seconded by Mr. Robens, with all in favor, the Board of Supervisors approved the Getz proposal #1052 in the amount of $800.00 for grinding of Oaks and Brazilian peppers, for the Cypress Creek of Hillsborough County Community Development District.

DRAFT

On a Motion by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, the Board of Supervisors approved the Getz Outdoor Services proposal #1045 in the amount of $68,713.39 for irrigation repairs, and directed District Counsel to work with Chair on demand letter to Cardinal for irrigation and electrical repairs, for the Cypress Creek of Hillsborough County Community Development District.

C. District Engineer Report

Ms. Stewart presented her report to the Board.

The Board requested Ms. Stewart and Mr. O'Nolan to work on Ballenger.

The Board requested Mr. O'Nolan look for records of past fence approvals from GMS.

On a Motion by Mr. Homme, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved terminating the fence encroachment license policy, however, current fence previously approved will be grandfathered in and all new requests will be denied, for the Cypress Creek of Hillsborough County Community Development District.

D. District Counsel

Mr. Cohen had no concerns to address.

E. District Manager Report

Mr. Huber advised the Board that the next Board meeting is scheduled for November 25, 2025, at 7:00 pm.

FOURTH ORDER OF BUSINESS **Consideration of Operation & Maintenance Expenditures for August 2025**

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2025 ($90,550.26) for the Cypress Creek of Hillsborough County Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of the Board of Supervisor's Meeting Minutes held on September 23, 2025**

DRAFT

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved the meeting minutes for the Board of Supervisors on September 23, 2025, as presented, for the Cypress Creek of Hillsborough County Community Development District.

SIXTH ORDER OF BUSINESS **Discussion of Towing Agreement**

Mr. Cohen advised the Board that there is a previous agreement in place.

Mr. Hepburn requested clarity on when they can come in and tow and potentially go back to the original policy.

SEVENTH ORDER OF BUSINESS **Discussion of Pool Maintenance Proposal**

On a Motion by Mr. Hepburn, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved sending the termination notice to current pool vendor with 30-day notice, for the Cypress Creek of Hillsborough County Development District.

On a Motion by Mr. Martin, seconded by Mr. Hepburn, with all in favor, the Board of Supervisors approved Wahoo pools proposal for 5 visits per week, each pool with NTE of $65,244.00, for the Cypress Creek of Hillsborough County Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of UTV Proposals**

This topic was tabled by the Board until after irrigation repairs are addressed.

NINETH ORDER OF BUSINESS **Consideration of Monument Proposals**

This topic was tabled by the Board.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Thomas requested all vehicles that need an insurance quote.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Huber stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Hepburn, seconded by Ms. Fauci, with all in favor, the Board of Supervisors adjourned the meeting at 8:54 p.m., for the Cypress Creek of Hillsborough County Community Development District.

DRAFT

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cypress Creek of Hillsborough County Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions that may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors ("**Board**") meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, quarterly, or other meeting/workshop dates, or may cancel scheduled meetings/workshops from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines that this Resolution is in the best interest of the District and necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Continuing General Expenses: The Board hereby authorizes the payment of invoices of continuing expenses that meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board.
2. The invoice must be pursuant to a contract or agreement authorized by the Board.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

4. The invoice amount will not cause payments to exceed the adopted budget of the District.

SECTION 2. Non-Continuing General Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses that are: 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, replace due to damage, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses less than $_____ - with approval of the District Manager.
2. Non-Continuing Expenses $_____ or above - with approval of the District Manager and Chairperson of the Board.

SECTION 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

SECTION 4. This Resolution shall become effective immediately upon its adoption and shall amend and supersede any Resolutions in conflict therewith previously adopted by the Board.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Vice/Chairperson, Board of Supervisors

Tab 6



TARGET RECOVERY TOWING INC.
3800 N. Florida Avenue Tampa, FL 33603
11954 US HWY 41 S Gibsonton, FL 33534
10409 Harney Rd, Thonotosassa, FL 33592

Phone: (813)221-6800 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., AGREES TO PROVIDE 24-HOUR SERVICE TO

Date: _____ Name of Location: _____
Address: _____
Phone: _____ Email: _____ Alt Phone: _____
Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND WILL BE REPORTED TO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. HAS BEEN GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPRORIATE REASON FOR TOW (CHECK ALL THAT APPLIES).

FIRE LANE ____
GARBAGE AREA _____
DOUBLE PARKED ____
COMMERCIAL ____
EXPIRED TAG _____
NO PARKING PERMIT _____
DISABLED PARKING _____
LEAKING FLUID ____
FLAT OR MISSING TIRE ____
ILLEGALLY PARKED ____
JUNK! ABANDONED VEHICLE _____
BACKED IN PARKING _____
MULTIPLE PARKING SPACES_____

*ADDITIONAL REQUEST OR COMMENTS PLEASE:

PLEASE CIRCLE WHETHER TOW WILL BE INITIATED BY: ON CALL OR PATROLLING.

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. _____ No valid permit, no valid residents, tenant, or visitor permit.
2. _____ Tow away zone, sign posted and or pavement drawings
3. _____ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ___ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. _____ Fire lanes, vehicles parked in a designated fire lane.
5. _____ Security office may call to have vehicle removed.
6. _____ Management requests an abandoned vehicle removal.
7. _____ Vehicle wrecked or obviously inoperable.
8. _____ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. _____ Vehicles parked on grass, off pavement or on landscaping.
10. _____ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. _____ Vehicle blocking or in isle or roadway.
12. _____ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. _____ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. _____ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. _____ Vehicle parked in a reserved/ assigned/ designated space
16. _____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. _____ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. _____ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. _____ Vehicle is parked on the sidewalk
20. _____ Double parked behind another vehicle
21. _____ Vehicle parked in Manager's or Maintenance space.
22. _____ Multiple parking spaces

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature) (Printed name) (Date)

Target R/T Agent:_____

(Signature) (Printed name) (Date)

Tab 7

BOCC_LETTERHEAD_
-21-DEC-16-Public W



NEIGHBORHOOD BLOCK PARTY/SPECIAL EVENT
LETTER OF ACKNOWLEDGEMENT

SIGNATURE SHEET (Minimum of 100% separate property owner signatures within the closure required.)

Block Party/Special Event Location/Street Name:_____

Contact Person: Name:_____ Address: _____ Phone: _____

By signing my name below, I am attesting that I am a property owner within the block party/special event closure limits and I acknowledge that the block party/special event will be held the month of _____on this day _____ starting at this time _____ and ending at this time _____. Hillsborough County reserve the right to require 100% acknowledgement with no objections.

Name (Print)	Signature	Address	Phone No.
Homeowners Associations (HOA)			
Community Development District (CDD)			

Tab 8

Cypress Creek Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes X No ☐

2. Board Meeting Goals and Objectives - Productive Meetings

Goal 2.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes X No ☐

Goal 2.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website and publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper and CDD website).

Achieved: Yes X No ☐

3. **Administrative Goals and Objectives – Website Maintenance**

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes X No ☐

4. **Operational Goals and Objectives – Communication**

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes X No ☐

Chair/Vice Chair: _____ Date: 8-12-2025

Print Name: _____

Connerton East Community Development District

District Manager: _____ Date: 8-12-2025

Print Name: Angela Savinen

Connerton East Community Development District

Tab 9

BALLENGER LANDCARE

Proposal #559

Date: 10/30/2025

Customer:	Property:
Cypress Creek of Hillsborough CDD C/O Rizzetta & Co 3434 Colwell Ave, Suite 200 Tampa, FL 33614	CYPRESS CREEK OF HILLSBOROUGH CDD TAMPA, FL 33619

Monthly Water Use Reporting & Quarterly Well Maintenance

Ballenger Landcare will perform these duties as contracted:

- **Inspect and test the 7 irrigation pump station components at the above captioned site one (1) time per quarter.**
- **Visit site and read the existing 7 water meters (1) time per month and provides a monthly report, Water Use Permit (WUP) to Southwest Water Management District (SWFWMD).**

Water Use Permit Reporting

Water Use Permit Reporting
Objective: Provide monthly monitoring and reporting of irrigation well flow meter readings in compliance with SWFWMD water use permit (WUP) requirements.

Responsibilities

Site Visits and Meter Reading:

- Visit each permitted well site on a monthly basis (or per permit requirements).
- Record meter readings (totalized gallons or acre-feet, as specified).
- Ensure meter is functioning properly and not obstructed, damaged, or tampered with.
- Check for leaks, unusual flow patterns, or signs of unauthorized use.

Data Recording and Validation:

- Log readings with date, time, and personnel name.
- Maintain a digital and/or hardcopy record of all readings.
- Validate data for accuracy and consistency before submission.

Reporting to SWFWMD:

- Submit monthly water use reports to SWFWMD by the required due date (usually the 10th of the following month).
- Use SWFWMD-approved format (typically via the Water Use Reporting Portal or specified form).
- Notify the client and SWFWMD of any abnormalities or non-compliance issues immediately.

Compliance and Documentation:

- Follow all applicable SWFWMD regulations and permit conditions.
- Assist with SWFWMD inspections or audits as needed.
- Maintain records for a minimum of 5 years (or as required).

Optional Add-Ons (if requested):

- Remote monitoring sensor installation and setup.
- Automated data logging and SWFWMD reporting.
- Flow calibration verification or repair coordination.

Water Use Permit Reporting Price: $2,940.00 Annually
Water Use Permit Reporting Price: $245.00 Monthly

Quarterly Pump Maintenance

Pump Quarterly Maintenance

Objective: Provide proactive quarterly maintenance of 7 irrigation wells to ensure efficient operation, prevent downtime, and comply with regulatory and performance standards.

7 Wells x $250 per well x 4 Quarters = $7,000/year

Responsibilities

Quarterly Site Inspection:

- Inspect the wellhead, casing, and surrounding area for physical damage, corrosion, or signs of tampering.
- Check and tighten all visible bolts, seals, and fittings.
- Verify proper labeling and security of the wellhead.

Pump and Motor Assessment:

- Test for abnormal noise, vibration, or overheating during operation.
- Inspect motor electrical connections for corrosion or loose terminals.
- Record motor amperage and voltage readings and compare with normal ranges.

System Pressure and Flow Checks:

- Measure system pressure and flow rate, comparing to design specs or baseline data.
- Check for signs of reduced flow, indicating possible clogging or wear.

Filtration and Check Valves:

- Inspect filters or screens for clogging and clean if necessary.
- Verify check valves are functioning and not allowing backflow.

Electrical and Control Components:

- Inspect control panels, timers, and breakers for damage or wear.
- Confirm proper function of automatic controls (if applicable).
- Check lightning or surge protection systems, where installed.

Meter and Monitoring Devices:

- Verify the accuracy and visibility of flow meters.
- Clean meter display lenses and ensure secure installation.
- Record meter readings for water usage tracking and regulatory reporting.

Lubrication and Mechanical Maintenance:

- Lubricate bearings, shafts, and other moving parts as recommended by manufacturer specs.
- Inspect and clean cooling vents or fans.

Recordkeeping and Reporting:

- Log all inspection results, findings, and actions taken.

- Notify the client of any corrective actions needed or issues observed.
- Provide a monthly service report with documented maintenance and observations.

Optional Services (upon request):

- Water quality sampling (iron, pH, bacteria, etc.)
- Downhole video inspection
- Preventive chemical treatments (e.g., for iron bacteria)
- VFD (Variable Frequency Drive) diagnostic testing

Pump Quarterly Maintenance Price: $7,000.00 Annually
Pump Quarterly Maintenance Price: $1,750.00 Quarterly

Subtotal	$9,940.00
Estimated Tax	$0.00
Total - All Services	**$9,940.00**

Payment Schedule

Schedule	Price	Sales Tax	Total Price
November	$245.00	$0.00	$245.00
December	$245.00	$0.00	$245.00
January	$1,995.00	$0.00	$1,995.00
February	$245.00	$0.00	$245.00
March	$245.00	$0.00	$245.00
April	$1,995.00	$0.00	$1,995.00
May	$245.00	$0.00	$245.00
June	$245.00	$0.00	$245.00
July	$1,995.00	$0.00	$1,995.00
August	$245.00	$0.00	$245.00
September	$245.00	$0.00	$245.00
October	$1,995.00	$0.00	$1,995.00
	$9,940.00	**$0.00**	**$9,940.00**

Terms & Conditions

1. Contract time. The contract work described herein will be performed for a twelve (12) month period. The owner shall have the option to renew for successive twelve (12) month time periods at the sole discretion and exercising of option shall be determined thirty (30) days prior to the contract end.

2. Either party may without cause and prejudice, cancel this agreement with a Thirty (30) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.

3. No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.

4. New and additional areas to scope shall be priced as an addition to the base contract.

NOTE: Prices good for 30 days.

By Mark A Ballenger II

Mark A Ballenger II

Date 10/30/2025

Ballenger Landcare Inc

By _____

Date _____

CYPRESS CREEK OF HILLSBOROUGH CDD

Tab 10

State Wildlife Trapper LLC

Feral Hog Management Program





Feral Hog Management Program

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Quality Control in Project Management

Feral Hogs

1.1) Brief History

Feral hogs (*Sus scrofa*) are wild swine from domestic ancestry. Native to Eurasia, feral hogs should not be confused with the collared peccary (javelina or *Tayassu tajacu*) of the Southwest. Hogs were first introduced into the United States around 1539, when Spanish explorer Hernando de Soto brought them to Lee County, Florida. Due to free-range animal control policies and poorly constructed makeshift enclouses the domestic swine were able to roam freely. Years later, sport hunters introduced true Eurasian wild boars, mostly throughout the Southeastern U.S., and their bloodlines slowly mixed with the descendants of the original wild hogs.

1.2) Reproductive Characteristics

The current feral swine population is a combination of domestic hogs, escaped or neglected domestic swine and Eurasian wild boars that have been captured for the purpose of starting wild free-living populations. Feral hogs are one of the most prolific large mammals in North America. Given adequate nutrition their population may double within four months. Females (sows) normally begin breeding at six months and average two litters per year. Litters tend to range from four to a staggering twelve offspring.

Florida's feral hog breeding season is never-ending as there is no distinct rutting (mating) season. This allows hogs to mate multiple times a year. Sows have been observed rearing their offspring year-round. Favorable breeding conditions allow for exponential growth if left unchecked. Advantageous conditions make population management of *Sus scrofa* near impossible without the proper personnel.

1.3) Population

Florida's feral hogs number in the millions. That accounts for over half of the wild swine currently living in the United States. If left uncontrolled their population is expected to climb yearly by at least 15% for the foreseeable future. It is estimated that upwards of 70% of the population must be removed annually to prevent growth.

1.4) Habitat

Established wild hog populations have been reported in at least thirty three states. Feral hogs have demonstrated high adaptability to Florida's ecosystem. They prefer moist bottomland and are most common along river banks with dense vegetation. Florida's feral hogs feed in the emergent vegetation surrounding swamps and within agricultural fields. Hogs use trails, natural or man-made, to quickly traverse vast swathes of land in seach of their next meal.

1.4.a) Predators.

Adult hogs have few natural predators other than humans due to their size. Wild swine may grow to be five feet in length and weigh more than four hundred pounds. Smaller offspring are hunted by coyotes, bobcats and bears. Predation is countered by large litter sizes and does not significantly impact hog populations.

1.5) Food Habits

Sus scrofa are opportunistic omnivores. Their eclectic diet consists of vegetative matter, eggs, frogs, birds, insects, small mammals, small reptiles and large invertebrates. Ground nesting birds and fawns are particularly susceptible to feral hog attacks. A keen sense of smell makes them formidable predators. The current season determines the bulk of their diet. Feral hogs engage in fierce competition with local wildlife when food is scarce, sometimes starving out smaller animals.



1.6) Damage and Environmental Concern

Feral hogs spend considerable time rooting. Rooting is done year-round in search of food. Rooted areas can be large, sometimes covering entire fields. In soft soil, rooting may reach a depth of three feet. This behavior contributes to soil erosion, reduces water quality, damages agricultural crops and destroys sensitive natural areas. These destructive animals are known to tear through game and livestock fences to consume animal feed.

A small number of wild hogs may wreak havoc on populated areas by destroying fences, flower beds, landscaping and personal property. They cause an estimated $1.5 billion worth of damage yearly.

1.7) Disease

Wild swine serve as disease reservoirs and pose a threat to healthy humans and animals. They carry thirteen diseases including brucellosis, pseudorabies, tuberculosis and bubonic plague. Two diseases of concern are pseudorabies and swine brucellosis. Pseudorabies is nonrelated to the rabies virus and does not infect humans. The disease affects and damages the nervous system. Pseudorabies is transmitted and carried by domestic and feral hogs. The disease is potentially fatal to cattle, horses, goats, sheep, dogs, cats, raccoons, skunks, opossum and other small rodents. Once infected, a hog becomes a carrier for life.

Swine brucellosis causes infertility and is transmitted through reproductive discharges. The only viable method of control involves removal of infected individuals after a positive test. Testing large populations of feral hogs is not cost effective or realistic. Brucellosis may be transmitted to humans and causes flu-like symptoms. Disease is rampant among feral hogs and they are not safe to ear under any circumstance. In addition, wild hogs may spread other diseases throughout wildlife and livestock populations including hog cholera, trichinosis, hoof and mouth disease, African swine fever and giardia.

Management Plan

2.1) Survey

A comprehensive survey of the property is used as a basis for creating a tailormade management plan. One of our senior trappers scouts designated areas of concern for the telltale signs of *S. scrofa.* A storage trailer housing equipment is placed on the property in preparation for the monitoring phase.

2.2) Monitoring

Monitoring the feral hog population and their impact on native plants and animals is an integral part of the Feral Hog Management Plan. Measuring hog activity levels on the property is necessary for evaluating damage.

2.2.a) Damage monitoring.

Parallel transects or sections, spaced 200 m apart, will be used to check for damage. One hundred m tape will be laid out and walked. Any activity (tracks, fecal matter, rooting, etc.) seen while walking the transect is counted and ranked multiple times starting with pre-trapping and continuing every six months until the trapping phase is complete. Contingency tables will be used to compare different phases of management and assess whether less damage is occurring as trapping progresses. The tracts will be monitored for one year after trapping has ceased. If there is still noticable damage after this timeframe then trapping may resume if requested.

2.2.b) Activity monitoring.

Unpaved roads on the property help track hogs more easily due to exposed soil that softens when it rains. Hogs prefer to use roads for traveling when available. Roads are normally the perfect location to place transects. After the sections are placed the roads are baited and observed. When a team member arrives to rebait, any new tracks or sustained damage is recorded. Only simple statistics are required to test data. This will be repeated multiple times pre-trapping, 6 months into the trapping program and post-trapping phase. A sizeable decline in the number of tracks found, over 50%, is expected. Monitoring does not require the purchase of extra equipment and is easily carried out by one team member.

2.2.c) Photo monitoring.

After activity monitoring, game cameras are placed in suitable locations to record wildlife activities. Measuring hog activity levels is necessary for evaluating the damage caused and to determine if the method of control is working.

2.2.d) Drone surveillance.

Drones are used for damage assessment. A fly over with photos quickly identifies any damaged areas and helps to locate hogs spread over vast tracts of land.

2.2.e) Continuous monitoring.

Continuous monitoring is the key to a successful eradication and management program. Successful monitoring saves time, resources and supplies additional information to aid in planning future management programs, if required. Constant monitoring allows for easy adjustments and is cost effective and efficient.

2.3) Trapping Methods

Multiple trapping methods may be used to secure and safetly remove hogs from the premises. Population size of the group determines which method of removal will be implemented. The capture and

monitoring of a property will continue until either all hogs are removed or as dictated by the personalized management plan for your property. The capturing of hogs is prioritized over euthanization, but it is necessary under certain circumstances.

2.3.a) Movable traps.

Small traps are placed and moved as the hog population migrates across the property. This trapping method is best utilized with a small population of hogs. The cages are checked in regular daily intervals. Captured hogs are removed quickly due to limited amounts of food and water available inside the trap. Movable traps are inexpensive to maintain over long periods of time.





2.3.b) Pens.

Pens are used if there is an infestation of feral hogs. They are substantial enough to comfortably house multiple animals. The ability to roam the enclosure freely lessens stress due to confinement. Hog pens are made from chain link fence material and are circular with a diameter of approximately 20 feet. The traps are checked routinely as needed. Pens are inexpensive to maintain once completed, however the setup process is labor intensive and time consuming.

2.3.c) Dogs.

Dogs are used to capture elusive swine that live in thick brushy swampland. Tracking dogs are used after dusk when feral hogs are more active. A minimum of 2 dogs are required to track and surround the average hog. After successfully tracking the animal, catch dogs are released to finalize the capture. The captured hog is tied and carried off or humanely euthanized.

2.4) Data Management

To effectively manage the property a strategy is developed to systematically collect data, evaluate the success of the monitoring program, evaluate the success of the removal program, pinpoint hog locations and assess impact on the property. A monthly progress meeting, headed by the team leader, helps in the planning of future project activities. Weekly reports are submitted to the office and distributed electronically to each customer. The weekly reports submitted are:

1. Monitoring reports - Trail, pen, traps and game camera.
2. Capture reports - Reports on captured animals including location, sex, weight and final location.
3. Time and jobsite reports - Daily manpower and material report, future manpower requirements, material requests and all on-site activities.
4. Recommendations - New site specific recommendations due to dynamic conditions.
5. Scheduling - One week, two week and next month look ahead.
6. GPS Reports - Trappers have GPS devices and are able to review locations in real time or by tracks on a map.

2.4.a) Project oversight.

The project is coordinated and scheduled from our office. Reports, scheduling, purchase orders, invoices and any other paperwork is processed at the office and distributed to the client. We will work together to find a suitable solution to your feral hog problem. We work with Home Owners Associations (HOA's) and Community Development Districts (CDD's) throughout Florida. Our staff has years of professional experience and diligently work with our clientele to ensure that the feral hog population is eradicated in a timely manner. We are a preferred vendor of the Florida Fish and Wildlife Conservation Commision (FWC) for feral hog trapping and removal. Once contracted, our staff works tirelessly to ensure hogs are removed with celerity. Your satisfaction is our #1 goal!

Quality Control in Project Management

Our company requires all members of the team to review completed tasks on a daily basis. This guarantees alignment with the goals outlined in the management plan. Projects typically have a dedicated quality control team. All team members approach quality control with an open mind.

Our company-wide quality approach places emphasis on four aspects:

1. Elements such as controling work flow, job management, daily reports, performance evalua tions, maintaining integrity and correctly sorting records of each customer.
2. Competence in the field, being able to handle situations that may arise spontaneously and experience with hog trapping and removal.
3. Maintaining confidence in our skillset, organizational culture, motivation, team spirit and quality relationships.
4. Improving our infrastructure and limiting operational pitfalls.

State Wildlife Tapper LLC was incorporated in Florida in 2005.

Jerry Richardson – Owner

Jerry is involved in all operational aspects of State Wildlife Trapper LLC. He spends most days in the field managing and coordinating operations.

Tom Sewell – Field Supervisor of Operations

Tom is our project coordinator, safety officer and organizes manpower.

Susan Coker - Treasurer

Susan is responsible for record keeping, invoicing and data entry.



BAD BOAR TRAPPING & OUTFITTERS LLC.

OFFICIAL CONTRACT

We,_____, have contracted **BBTO** to remove feral hogs from the property or properties listed below

Date: 11-24-25

_____

BBTO will provide services at the above locations as Follows:

Full-service trap (1) rental $1,800.00 per month.

****3 month MINUIMUM****

(No trip fees, no per hog fees, no set up fee)

Please note: Property owners are liable for material cost of stolen/or vandalized traps at $2,000.00

Property owners:

Sign: _____

Print: _____

Date: _____

BBTO:

Sign: Alexa Vigneau

Print: ALEXA VIGNEAU
Date: 11/24/25

Proposal

FROM: Jerry Richardson State wildlife trapper
NWT 14255
2103 w Rio vista Ave
Tampa FL,33603

Phone No. 813-390-9578

PROPOSAL SUBMITTED TO , Cypress Creek CDD

Name: Matt O'Nolan
Phone: **Date:** 11/25/2025
Street:
City: Ruskin,
State: Fl **Zip:**

I propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all-inclusive feral hogs using state-of-the-art trapping equipment which includes Primary tools we use for feral hog control will be cage traps, snares, trail cameras, Wireless GPS camera systems, Night Vision, thermal images, and any other means necessary to control and eliminate feral hog population. Propriety and traps are monitored 24 hours a day along with onsite technicians 3 to 4 times a week as needed to help eliminate and maintain and controlling the hog population.

We are actively monitoring several properties throughout Hillsborough, Pasco, Lee County Manatee County. Which include the following sub-divisions: Connerton CDD, Ballantrae CDD, Concord station, Channing Park, Fish Hawk CDD, Panther Trace 1 – 2, and LEE County wildlife Preserve, Bexley community CDD, River reach CDD, Tanglewood CDD, South fork CDD, Tampa Palms CDD, Cross Creek CDD, Triple creek CDD, Tampa Fire rescue, Wilderness lakes Preserve CDD, Water leaf CDD, Waters Edge, Cress creek CDD, Meadow point 3-4 CDD, Country walk CDD, Watergrass CDD, Meadow Point 1-2 CDD, Tampa Police training facility , Arbus CDD, Country walk CDD, Avalor creek CDD

We specialize in hog removal with 19 years of experience. We set the standards high in controlling the feral hog population. The purpose of this agreement is to assist CDD / HOA in controlling Wildlife, especially feral Hogs which cause property damage and human health and safety concerns.

If the CDD request us to assist with other wildlife that is causing damage such as raccoons, armadillos or other nuisance animals other than our traps are designs for we have other control methods and shall be discussed with the CDD controlling different species require different trap designs and methods. We will continue to work efficiently and effectively using an integrated approach to remove feral swine from CDD or HOA property.

Our monthly service fee $1,550.00 per month (12) months to include multiple traps and camera setups including bait and all necessities to attract and contain wild hogs to limit and prevent

property damage endured by feral hogs. Monthly Invoices will be due the 1st of each month. We have a min of 3 months
Any and all illegal activity that we notice will be reported to the appropriate authorities along with the property manager.

We are fully licensed and insured in the State of Florida to trap and remove all nuisance Wildlife. There is a set up & removal fee of $ 375.00

All of the work is to be completed in a substantial and workmanlike manner for the sum of $1,550.00. The entire amount of the contract $1,550.00 or per month is to be paid within 30 days after completion or a 15% fee will be added. All payments are due first day of the month. Under no circumstance shall this contract be superseded by any other terms or conditions other than this stated agreement.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to 12 months. If you choose to terminate this contract prior to the 12-month term, you will still be billed for the remaining months there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

By signing this contract, you provide authorization for Trapper Jerry Richardson license number NWT-14255 to set traps and Hunt feral Hogs that are causing landscape damage in the common areas as well as the private Land, and or lots of the community. Mr. Richardson and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Always striving to provide quality professional service at a reasonable price. Thank you for your business Jerry Richardson State Wildlife Trapper NWT - 14255

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for _____. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson _____ **11/25/2025** _____
Signature Date

Tab 11

ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Cypress Creek CDD
Matt O'Nolan
15592 Cypress Creek Blvd, Ruskin, FL 33573
Ruskin, Florida 33573
United States

813.533.2950
MONolan@rizzetta.com

Estimate Number:	GCCDDE77
Estimate Date:	November 26, 2025
Valid Until:	December 26, 2025
Grand Total (USD):	**$1,900.00**

Items	Quantity	Price	Amount
Clubhouse Facility Cleaning Comprehensive janitorial service for the community clubhouse, scheduled three times per week (Monday, Wednesday, and Friday). Each visit includes: - Thorough cleaning of two restrooms (toilets, sinks, mirrors, and floors) - Sweeping and mopping of common areas and breezeways - Wiping down all high-touch surfaces - Emptying of all trash containers to the on-site dumpster. All cleaning equipment and products are provided by our team. We also handle restocking of paper goods and soap, and purchase necessary supplies such as toilet paper, hand soap, paper towels, garbage bags, and pool-area trash liners — all reimbursed by the community (CDD or HOA)	1	$1,900.00	$1,900.00

Grand Total (USD):	**$1,900.00**

ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by wave

Proposal Issued
12/3/2025

5xWeek Cleaning Proposal For:

Cypress Creek Pools

7154 Trent Creek Dr., Ruskin, FL 33573

Prepared For:

Jennifer Dunn
Manager

Vanguard Cleaning Systems of Tampa Bay

3820 Northdale Blvd #B304
Tampa, Fl 33624
(813) 849-6500

This proposal and supporting materials contains confidential and proprietary business information of Vanguard Cleaning Systems. These materials may be printed or photocopied for use in evaluating the proposal, but are not to be shared with other parties.

Service Schedule

For Cypress Creek Pools

General Pool Deck and Under the Roof Porch Areas

Services Performed Each Visit…

- Empty all waste containers remove waste to the designated area.

Services Performed Each Week…

- Cobwebs removed from around walls and corners.
- Dust and wipe table tops of tables under porch roof cover

Restroom Areas

Services Performed Each Visit…

- Restock toilet paper, paper towels, hand soap, and other supplies.
- Empty waste containers, clean as needed and remove waste to the designated area.
- Stall partitions – tops will be dusted, walls spot cleaned and disinfected.
- Clean and sanitize sinks, counters, and restroom fixtures including toilet bowls, toilet seats, and urinals.
- Clean and polish mirrors, glass and chrome.
- Sweep and wet mop floor with germicidal disinfectant.

Services Performed Each Month…

- Pour clean water down floor drains to prevent odors.
- Vacuum all exhaust fans and vents to remove dust.
- Wipe and disinfect all metal partitions, walls, kick plates and thresholds.

Pricing & Specifications

Valid for one year from 12/3/2025

For **3xWeek** service:
$710 Per Month

For **5xWeek** service:
$1180 Per Month

Invoices will be sent at the beginning of each month for that month's service, payment is due by the 5th of the following month.

Square Footage	**1000 sq. ft.**
Restrooms	**6**
Days Serviced	**Monday through Friday**
Time Serviced	**After Sunset**

Review
Please review the service & pricing presented in this proposal.

Sign
Sign the Cleaning Service Agreement on the following page.

Submit
Please email the signed Agreement to Vanguard.

Start
We will schedule a walk-through with your service provider and start cleaning your facility.

Cleaning Service Agreement

With Vanguard Cleaning Systems & Cypress Creek Pools

The undersigned Client hereby accepts the proposal of AT YOUR SERVICE TEAM ENTERPRISES, INC. (d/b/a VANGUARD CLEANING SYSTEMS OF TAMPA BAY for janitorial services for Client's premises located at:

Cypress Creek Pools
7154 Trent Creek Dr., Ruskin, FL 33573

1. Once this Agreement is signed, Vanguard Cleaning Systems of Tampa Bay ("Company") will arrange for delivery of the professional commercial cleaning services described on the preceding "Service Schedule" **3xWeek** at a monthly cost of **$710 or 5xWeek** at a monthly cost of **$1180.**

2. Client accepts that the services to be provided under the Service Schedule will be delegated by Company to an independently-owned Vanguard Cleaning Systems franchisee. Client agrees to inform Company if dissatisfied with the Service Provider or the services so any appropriate corrections can be made.

3. The price under "Pricing and Specifications" on the Service Schedule is applicable for one year from the date of this Agreement for the services identified on, and to be delivered at the intervals provided in, the Service Schedule. The price is subject to adjustment based upon substantial changes in occupancy or cleaning requirements. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Cleaning equipment and supplies are included in the price, except for toiletries, liners and paper supplies, which can be purchased through Company.

4. Client will be invoiced each month for that month's service, with payment due by the 5th of the following month. Payments not received by the 10th of the month in which they are due are delinquent and subject to a service charge. Company can suspend services pending receipt of late payments without liability. The price excludes any use tax, tax on sales, services or supplies, or other such tax, which are payable by Client. Client will reimburse Company for any taxes paid by Company on Client's behalf.

5. Services are not provided on New Year's Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The price is not pro-rated or reduced for non-performance of scheduled services on the noted holidays.

6. Client will deliver to Company with a signed copy of this Agreement one set of keys for the Service Provider, which will be returned to Client if this Agreement is cancelled. Client understands that Service Provider cannot make an agreement on Company's behalf.

ACCEPTED:

	Tyler Perkins
Cypress Creek Pools	Vanguard Cleaning Systems of Tampa Bay
	VP of Sales
Title	Title
	December 23, 2025
Date Signed	Date Signed

VANGUARD
Cleaning Systems

Accounts Payable Information

Company Name: _____

Billing Address: _____

AP Contact Name: _____

AP Contact Email: _____

AP Contact Phone: _____

Preferred billing method (circle one): Email or Mail

Preferred payment method (circle one): ACH or Check

Vanguard's Remittance information

Mailing Address:
Vanguard Cleaning Systems of Tampa Bay
3820 Northdale Blvd, suite #B304
Tampa, Fl 33624

AP Contact Name: Alyson Perkins

AP Contact Email: alperkins@vanguardcleaning.com

AP Contact Phone: 813-849-6500 ext.207

For any inquiries regarding payments or billing, please contact Alyson Perkins using the contact information provided above.

VANGUARD
Cleaning Systems

VANGCLE-01 NVAZQUEZ

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/29/2025

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).

PRODUCER License # 0757776 HUB International Insurance Services Inc. PO Box 4047 Concord, CA 94524-4047	CONTACT NAME: Allison Scher PHONE (A/C, No, Ext): (877) 825-2681 FAX (A/C, No): (951) 231-2572 E-MAIL ADDRESS: cal.cpu@hubinternational.com
INSURED At Your Service Team, Inc. DBA: Vanguard Cleaning Systems of Tampa Bay & its Unit Franchisees 3820 Northdale Blvd, Suite 304 Tampa, FL 33624	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : James River Insurance Company — 12203 INSURER B : Federal Insurance Company — 20281 INSURER C : National Union Fire Insurance Company of Pittsburgh, PA — 19445 INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	[ ] CLAIMS-MADE [X] OCCUR			00162954-0	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 1,000,000
	X Ded: $2,500						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Per Occurrence						MED EXP (Any one person)	$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						GENERAL AGGREGATE	$ 2,000,000
	[ ] OTHER: Per Project Agg Capped at $10M						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO			CA43600360-10	5/1/2025	5/1/2026	BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR							
	[ ] EXCESS LIAB [ ] CLAIMS-MADE			9363-96-89	5/1/2025	5/1/2026	EACH OCCURRENCE	$ 10,000,000
	[ ] DED [ ] RETENTION $						AGGREGATE	$ 10,000,000
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
C	Crime			01-233-36-56	5/1/2025	5/1/2026	EmplThft/Forgery/Alt	1,000,000
C	Crime			01-233-36-56	5/1/2025	5/1/2026	Clients Prop	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
*Please Note: Workers Compensation and Owned Auto are handled by the individual Vanguard office, not HUB International. Please contact your service representative for certificate requirements on these policies.

For Information Purposes Only.

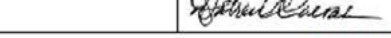
CERTIFICATE HOLDER

Proof of Insurance - At Your Service Team Enterprises Inc.;

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Cypress Creek CDD
Matt O'Nolan
15592 Cypress Creek Blvd, Ruskin, FL 33573
Ruskin, Florida 33573
United States

813.533.2950
MONolan@rizzetta.com

Estimate Number:	GCCDDE77
Estimate Date:	November 26, 2025
Valid Until:	December 26, 2025
Grand Total (USD):	**$1,900.00**

Items	Quantity	Price	Amount
Clubhouse Facility Cleaning Comprehensive janitorial service for the community clubhouse, scheduled three times per week (Monday, Wednesday, and Friday). Each visit includes: - Thorough cleaning of two restrooms (toilets, sinks, mirrors, and floors) - Sweeping and mopping of common areas and breezeways - Wiping down all high-touch surfaces - Emptying of all trash containers to the on-site dumpster. All cleaning equipment and products are provided by our team. We also handle restocking of paper goods and soap, and purchase necessary supplies such as toilet paper, hand soap, paper towels, garbage bags, and pool-area trash liners — all reimbursed by the community (CDD or HOA)	1	$1,900.00	$1,900.00

Grand Total (USD):	**$1,900.00**

ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by wave

Service Agreement

Customer: Cypress Creek CDD **Date: 12/04/2025**
Clubhouse Location: 8154 Trent Creek Dr, Ruskin, FL 33573
Contractor: Suncoast Spotless, LLC dba Office Pride of Tampa & Orlando

I. Contractor Responsibility

a. Contractor agrees to provide all services as described on the attached Cleaning Specifications sheet.
b. Contractor agrees to provide all labor, equipment and cleaning supplies.
c. Contractor agrees to provide service **3** time(s) per week.
d. Contractor agrees to provide service on the following days:
   - 3X per Week: **Tuesdays, Thursdays** & **Saturdays** during normal business hours. Cleaning will be completed by 10:00am.
   - 5X per Week: **Mondays, Tuesdays, Thursdays, Fridays** & **Saturdays** during normal business hours. Cleaning will be completed by 10:00am.
e. Service will be suspended when Tropical Storm & Hurricane Watches/Warnings, evacuation orders and/or Travel Advisories are issued by local authorities. Service will be reinstated as soon as reasonably possible.
f. Facility inspections will be administered regularly to uphold quality of work and service. The frequency of the inspections will be determined by the Contractor and will be reviewed with Customer.
g. In the event that service is not provided to the satisfaction of the Customer, any comments or requests should be communicated to the Contractor in writing. Questions or concerns should be submitted via email at: **CustomerService0214@OfficePride.com**
h. Contractor agrees to resolve any customer comments or requests within a timely manner. The contractor will respond to the customer within the same business day when communication is received. All reasonable attempts to resolve the issue by the next scheduled service day will be exhausted. However, some issues may require up to 30 days to resolve. Resolution and timeline will be communicated by Contractor.

II. Customer Responsibility

a. Customer agrees to provide adequate secured storage facilities for Contractor's equipment and supplies.
b. Customer agrees to provide adequate water and electrical facilities for use of contractor.
c. Customer agrees to provide three (3) sets of keys and/or access code for each facility for contractor's use.
d. Customer to furnish all trash bags, paper products and soap. If Client requests, Contractor can provide and deliver these items for a competitive price.

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e. Customer agrees to provide adequate trash disposal facilities.
f. Customer agrees that contractor is not responsible for cleaning any blood or human fluid spills and that these spills will be cleaned upon occurrence by the Customer.
g. Customer agrees this contract may be serviced by the Contractor's in-house janitorial service or by an assigned franchise unit or subcontractor which meets all the requirements set forth in this contract.
h. Customer agrees not to communicate with or seek to employ any Contractor employee, assigned franchise unit or subcontractor to service client facilities during term of this agreement and for a period of three months following termination of this agreement unless given written permission by contractor. Failure to honor this agreement will result in a fee equal to a three-time multiple of the monthly service rate, due immediately upon receipt of invoice from contractor.
i. Customer understands Contractor's performance and provision of requested services are subject to the availability of products, tools and labor.

III. Insurance Coverages

a. Contractor agrees to keep in force during term of this agreement the following insurance coverage:
    - Workers Compensation (Policy limits per state statue).
    - Comprehensive General Liability ($1,000,000 per occurrence).
    - $10,000 Fidelity Bond for all employees.

IV. HOLD HARMLESS AND INDEMNITY AGREEMENT

a. This Agreement is entered into between the Contractor ("Indemnitee") and the Customer ("Indemnitor"). Each party agrees to defend, indemnify, and hold the other harmless from any claims, damages, losses, or expenses — including reasonable attorney's fees — arising from its own negligence, misconduct, or failure to perform its obligations under this Agreement. However, neither party shall be responsible for indemnifying the other for claims resulting from the other party's sole negligence or willful misconduct. If a claim covered by this indemnity is made, the party receiving notice shall promptly notify the other, and the party responsible for the claim shall have the right to assume the defense or settlement of such claim.

V. Period of Agreement

a. Service will commence the _____ day of _____, **2026** and continue for a period of **1** year(s). Contract will automatically renew at end of time period specified above unless 30 days' notice is given by either party. Pricing may increase annually as market conditions

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change and regular costs of doing business warrant annual increases. Increases will be communicated with at least 30 days' notice of the increase effective date.

VI. Changes in Specifications or Frequencies

a. Customer and contractor agree that specifications, frequencies or work assignments may be altered at any time by written notice. Contractor and Customer will negotiate to determine cost of service changes.

VII. Cost of Service

a. Customer agrees to pay Contractor the sum of **$1,818.60** per month for service **3** time(s) per week (October thru March) and **$2,652.13** per month for service **5** time(s) per week (April through September). Invoice will be sent to Customer on or around the 1st of same month service is performed and payment is due by the 14th day of the month. Payment will be considered late, and late fees assessed if payment is not received by the last day of the month.

b. It is expressly agreed that the total sum stated in the cost of service may be increased (i) annually by Office Pride based on the Consumer Price Index as most recently published in the Wall Street Journal, or (ii) by Office Pride at any time in the event of an increase in any applicable federal, state, or local minimum wage, living wage, other wage required by law, or local labor market rates in an amount necessary to comply with such an increase.

c. Payment via ACH or EFT is preferred. Office Pride does not assume costs relating to customer payment and invoice processing. Customer agrees to pay any third-party invoicing portal or payment disbursement company that is utilized by the customer and said services incur an expense or fee to Office Pride, said costs will be reverted to the customer.

d. Unless noted, Customer agrees that the following services are separate from this contract and can be quoted upon request:

- "Extra" cleaning tasks and Special Event not covered in the attached cleaning specifications ..... $40.00 per hour
- Callouts, Biohazard Clean-up & Special Events ..... $175.00 per visit Plus $40.00 per hour after the first hour.
- Secure facility/redeploy furniture fixtures before & after tropical storms or hurricanes ..... $400.00 per visit
- Carpet Cleaning, Tile & Grout, Strip & Wax VCT Flooring .... Quoted upon request
- Pressure and/or Soft Washing of Surfaces ..... Quoted upon request
- Consumable Supplies ..... Quoted upon request
    a. Toilet Paper, Paper Towel, Soap, Trash Bags

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VIII. **WE UNDERSIGNED HAVE READ, UNDERSTAND and ACCEPT THIS AGREEMENT, and by signing this Agreement, all parties agree to all of the aforementioned terms, conditions and policies.**

Customer: **Cypress Creek CDD**
Customer Location: 8154 Trent Creek Dr, Ruskin, FL 33573

Signed By: _____ Name:_____

Title: _____ Date:_____

Office Pride: **Suncoast Spotless, LLC dba Office Pride of Tampa & Orlando**

Signed By: _____ Name:_____

Title: _____ Date:_____

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IX. Cleaning Specifications

a. Unless otherwise agreed upon in writing, Contractor agrees to provide the following Cleaning Specifications based on the frequencies in the locations outlined below:

GENERAL DUTIES – Pool & Clubhouse Areas – EACH VISIT:

1. Police pool area for litter and debris. Straighten furniture.
2. Wipe down tables and chairs as required.
3. Empty trash and take to dumpster. Replace torn or soiled trash liners from client's supply.
4. Clean and disinfect pool furniture, gates and other touchpoints as needed.
5. Clean and sanitize all restrooms:
    - Clean and sanitize all toilets.
    - Wipe down and sanitize all sinks and countertops.
    - Sanitize and polish all fixtures.
    - Dust all horizontal surfaces. Clean and disinfect partitions, doors and walls (weekly).
    - Clean and polish mirrors.
    - Sweep and mop floors.
    - Refill toilet paper, soap and towel dispensers as needed from client's supply.
    - Clean, descale and polish drinking fountains as needed.
6. Clean pool deck, remove/pick up all dirt leaves (If using a water hose or blower, direct spray/blow away from the pool).

Weekly

7. Remove cobwebs and insect nests with cobweb duster.

GENERAL DUTIES – Common Areas – Each Visit:

8. Pick up litter and empty trash around amenity areas.
9. Pick up litter and empty trash around mailbox areas.
10. Pick up litter and empty trash around playground areas.
11. Sweep dumpster corral. Throw away items left outside of dumpster.
    - Clean up of excessive litter, dumped items, vandalism or issues requiring additional manpower to resolve will be an additional charge (after receiving approval):

    a. $40.00 per additional man-hour
    b. $175.00 per additional unscheduled visit to the community for the first hour and $40.00 per additional hour.
    c. Transport of large items to off site landfill will be invoiced as a same day response, per the rates above plus dump fees.

Each Office is Independently Owned and Operated.
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Monthly

12. Remove cobwebs and insect nests with cobweb duster from mailbox area. Dust and clean mailboxes.

Consumable Supply Pricing:

As of 12.1.2025. Plus, Florida Sales Tax

- Angel Soft Professional Series Recycled Toilet Paper, 2-ply, White, 450 Sheets/Roll, 80 Rolls/Case (16880) **$84.80**
- Pacific Blue Select Recycled Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389) **$43.99**
- Coastwide Professional Antibacterial Liquid Hand Soap Refill, 4 - 1 Gallon Jugs (CW153RU01-ACT) **$41.25**
- Coastwide Professional™ 55-60 Gallon Trash Bag, 38" x 58", Low Density, 1.5 mil, Black, 5 100 Bags/Box (CW25531) **$64.69**
- Coastwide Professional 30-33 Gal. Reprocessed Resin Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530) **$46.50**
- Coastwide Professional 12-16 Gal. Trash Bags, High Density, 8 Mic., Natural, 50 Bags/Roll, 20 Rolls (CW19243) **$45.69**

Each Office is Independently Owned and Operated.
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Tab 12

From: Chris Wirt <tampa@aaacwildliferemoval.com>
Sent: Tuesday, December 2, 2025 11:38 AM
To: Mark Isley <MIsley@rizzetta.com>
Subject: [EXTERNAL]

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Are we currently a vendor? If not its $2275 to set and $275 per pig caught and removed.

Chris Wirt
Owner
AAAC Wildlife Removal of Tampa Bay, LLC
(813)563-9453
tampa.aaacwildliferemoval.com

Proposal

FROM: Jerry Richardson State wildlife trapper
NWT 14255
2103 w Rio vista Ave
Tampa FL,33603

Phone No. 813-390-9578

PROPOSAL SUBMITTED TO , Cypress Creek CDD

Name: Matt O'Nolan
Phone: **Date:** 11/25/2025
Street:
City: Ruskin,
State: Fl **Zip:**

I propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all-inclusive feral hogs using state-of-the-art trapping equipment which includes Primary tools we use for feral hog control will be cage traps, snares, trail cameras, Wireless GPS camera systems, Night Vision, thermal images, and any other means necessary to control and eliminate feral hog population. Propriety and traps are monitored 24 hours a day along with onsite technicians 3 to 4 times a week as needed to help eliminate and maintain and controlling the hog population.

We are actively monitoring several properties throughout Hillsborough, Pasco, Lee County Manatee County. Which include the following sub-divisions: Connerton CDD, Ballantrae CDD, Concord station, Channing Park, Fish Hawk CDD, Panther Trace 1 – 2, and LEE County wildlife Preserve, Bexley community CDD, River reach CDD, Tanglewood CDD, South fork CDD, Tampa Palms CDD, Cross Creek CDD, Triple creek CDD, Tampa Fire rescue, Wilderness lakes Preserve CDD, Water leaf CDD, Waters Edge, Cress creek CDD, Meadow point 3-4 CDD, Country walk CDD, Watergrass CDD, Meadow Point 1-2 CDD, Tampa Police training facility , Arbus CDD, Country walk CDD, Avalor creek CDD

We specialize in hog removal with 19 years of experience. We set the standards high in controlling the feral hog population. The purpose of this agreement is to assist CDD / HOA in controlling Wildlife, especially feral Hogs which cause property damage and human health and safety concerns.

If the CDD request us to assist with other wildlife that is causing damage such as raccoons, armadillos or other nuisance animals other than our traps are designs for we have other control methods and shall be discussed with the CDD controlling different species require different trap designs and methods. We will continue to work efficiently and effectively using an integrated approach to remove feral swine from CDD or HOA property.

Our monthly service fee $1,550.00 per month (12) months to include multiple traps and camera setups including bait and all necessities to attract and contain wild hogs to limit and prevent

property damage endured by feral hogs. Monthly Invoices will be due the 1st of each month. We have a min of 3 months
Any and all illegal activity that we notice will be reported to the appropriate authorities along with the property manager.

We are fully licensed and insured in the State of Florida to trap and remove all nuisance Wildlife. There is a set up & removal fee of $ 375.00

All of the work is to be completed in a substantial and workmanlike manner for the sum of $1,550.00. The entire amount of the contract $1,550.00 or per month is to be paid within 30 days after completion or a 15% fee will be added. All payments are due first day of the month. Under no circumstance shall this contract be superseded by any other terms or conditions other than this stated agreement.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to 12 months. If you choose to terminate this contract prior to the 12-month term, you will still be billed for the remaining months there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

By signing this contract, you provide authorization for Trapper Jerry Richardson license number NWT-14255 to set traps and Hunt feral Hogs that are causing landscape damage in the common areas as well as the private Land, and or lots of the community. Mr. Richardson and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Always striving to provide quality professional service at a reasonable price. Thank you for your business Jerry Richardson State Wildlife Trapper NWT - 14255

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for _____. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson _____ **11/25/2025** _____
Signature Date

Proposal

FROM: Jerry Richardson State wildlife trapper
NWT 14255
2103 w Rio vista Ave
Tampa FL,33603

Phone No. 813-390-9578

PROPOSAL SUBMITTED TO , Cypress Creek CDD

Name: Matt O'Nolan
Phone: **Date:** 11/25/2025
Street:
City: Ruskin,
State: Fl **Zip:**

I propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all-inclusive feral hogs using state-of-the-art trapping equipment which includes Primary tools we use for feral hog control will be cage traps, snares, trail cameras, Wireless GPS camera systems, Night Vision, thermal images, and any other means necessary to control and eliminate feral hog population. Propriety and traps are monitored 24 hours a day along with onsite technicians 3 to 4 times a week as needed to help eliminate and maintain and controlling the hog population.

We are actively monitoring several properties throughout Hillsborough, Pasco, Lee County Manatee County. Which include the following sub-divisions: Connerton CDD, Ballantrae CDD, Concord station, Channing Park, Fish Hawk CDD, Panther Trace 1 – 2, and LEE County wildlife Preserve, Bexley community CDD, River reach CDD, Tanglewood CDD, South fork CDD, Tampa Palms CDD, Cross Creek CDD, Triple creek CDD, Tampa Fire rescue, Wilderness lakes Preserve CDD, Water leaf CDD, Waters Edge, Cress creek CDD, Meadow point 3-4 CDD, Country walk CDD, Watergrass CDD, Meadow Point 1-2 CDD, Tampa Police training facility , Arbus CDD, Country walk CDD, Avalor creek CDD

We specialize in hog removal with 19 years of experience. We set the standards high in controlling the feral hog population. The purpose of this agreement is to assist CDD / HOA in controlling Wildlife, especially feral Hogs which cause property damage and human health and safety concerns.

If the CDD request us to assist with other wildlife that is causing damage such as raccoons, armadillos or other nuisance animals other than our traps are designs for we have other control methods and shall be discussed with the CDD controlling different species require different trap designs and methods. We will continue to work efficiently and effectively using an integrated approach to remove feral swine from CDD or HOA property.

Our monthly service fee $1,550.00 per month (12) months to include multiple traps and camera setups including bait and all necessities to attract and contain wild hogs to limit and prevent

property damage endured by feral hogs. Monthly Invoices will be due the 1st of each month. We have a min of 3 months
Any and all illegal activity that we notice will be reported to the appropriate authorities along with the property manager.

We are fully licensed and insured in the State of Florida to trap and remove all nuisance Wildlife. There is a set up & removal fee of $ 375.00

All of the work is to be completed in a substantial and workmanlike manner for the sum of $1,550.00. The entire amount of the contract $1,550.00 or per month is to be paid within 30 days after completion or a 15% fee will be added. All payments are due first day of the month. Under no circumstance shall this contract be superseded by any other terms or conditions other than this stated agreement.

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By signing this contract, you acknowledge the term to 12 months. If you choose to terminate this contract prior to the 12-month term, you will still be billed for the remaining months there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

By signing this contract, you provide authorization for Trapper Jerry Richardson license number NWT-14255 to set traps and Hunt feral Hogs that are causing landscape damage in the common areas as well as the private Land, and or lots of the community. Mr. Richardson and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Always striving to provide quality professional service at a reasonable price. Thank you for your business Jerry Richardson State Wildlife Trapper NWT - 14255

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for _____. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson _____ **11/25/2025** _____
Signature Date

TAB 13



Presented By:

Jon Starry

Steadfast Roofing

jonstarry@steadfastroofingfl.com

(813) 295-7905

December 10, 2025

ROOF REPAIR

Jenn Dunn

7154 Trent Creek Drive Sun City Center, FL 33573

Introduction

Hi Jenn,

Thanks for your interest in working with us at Steadfast Roofing. Contained in this document you will find the quote for your project.

Please let me know if you have any questions. I'm here to help guide you through this process.

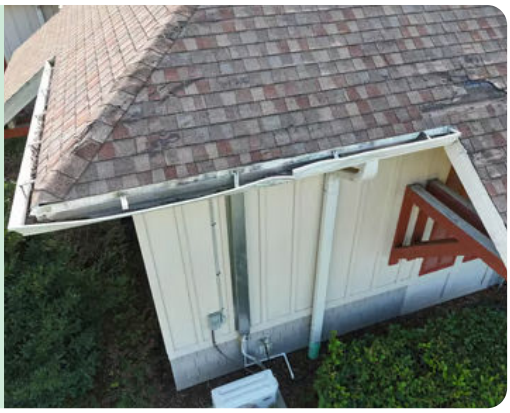
Thanks,
Jon

Photos



Damage on roof due to impact of flying debris.

Damaged gutter (aerial view).





Damaged hip & ridge shingles.

Another section of damaged hip & ridge shingles.





Surface damage on shingles.

Another view of damaged shingles.





Ground view of damaged gutters and roof.

Roof Repair $1,328.79



Scope of Work includes:

- *Removal of damaged field shingles*
- *Removal of damaged hip & ridge shingles*
- *Installation of new GAF Timberline HDZ shingles in Golden Harvest (a Harvest Blend color)*
- *Installation of new GAF Seal-A-Ridge hip & ridge shingles*
- *Clean-up of all job-related debris*
- *Installation of a new gutter from the end cap to the mitered corner (done on a separate day from roof work).*

*While a repair can be performed, please note that we cannot 100% match the existing shingles as the roof was installed with GAF Timberline HD, which was discontinued in 2020. Additionally, we cannot match the years of UV degradation, wear & tear on the roof, and algae buildup. Lastly, the roof is becoming very brittle, making repairs difficult and potentially damaging additional shingles around the repaired area.

Option Total: $1,328.79

Signature Page

Options & Upgrades

Options Please Choose One

☐ Roof Repair	$1,328.79

Summary

Customer

Name: Jenn Dunn

Project

Name Jenn Dunn
Number #9228
Street: 7154 Trent Creek Drive
City: Sun City Center **State:** FL **Zip:** 33573

Subtotal:

Total:

Authorization

By signing this document, you confirm that you have read and agree to all Terms & Conditions, in addition to the option and/or upgrades selected above.

Signer	Signature	Date
Jenn Dunn		

Color

Notes/Comments

Terms & Conditions

MATERIALS & LABOR: The Company shall provide all materials, labor, equipment, and services necessary for the completion of the project. All materials used will be as per the specifications provided in Exhibit A attached hereto.

INSURANCE: The Company will maintain at its own cost, comprehensive general liability insurance, workers' compensation insurance, and any other necessary insurance.

WARRANTY: The Company warrants that the work will be performed in a professional manner, and in accordance with industry standards.

DISPUTE RESOLUTION: Any disputes arising out of or relating to this Agreement shall be resolved through mediation, and if unsuccessful, then through binding arbitration in the jurisdiction of the Property Owner's residence.

FORCE MAJEURE: Neither party will be liable for any failure or delay in their performance under this Agreement due to circumstances beyond their reasonable control including but not limited to, acts of God, labor disputes, governmental actions.

This Agreement is binding upon and will inure to the benefit of the parties and their respective heirs, executors, administrators, successors and permitted assigns.

TAB 14

Proposal to NO.

Cypress Main Pool Paver reset

DATE 2025-11-25

HANLEY POOLS LLC

CPC1461025

CONTRACT / PROPOSAL	
CONTACT	Mark Isley
NAME	Main Pool - Cypress Creek
ADDRESS	7154 Trent Creek Dr Sun City Center, FL 33573
JOB SITE:	
EMAIL	markisley@hotmail.com
TEL	

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Lift and reset approximately 968 ft2 of deck pavers		$8,660.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:

If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875

Or call 813-839-7665 during business hours.

If paying by check:

Make checks payable to: Hanley Pools LLC

Payment structure

Down payment 50% $4,330.00

Final 50% $4,330.00

L# CPC1461025

Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

TOTAL **$8,660.00**

Respectfully submitted by Pat Hanley **INT**

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes. accidents, or delays beyond our control.

DATE

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Proposal to NO.

Orchids repairs and wash

DATE 2025-10-25

CONTRACT / PROPOSAL	
CONTACT	Mark Isley
NAME	Orchids -Cypress Creek
ADDRESS	15720 Miller Creek Dr Sun City Center, FL 33573
JOB SITE:	
EMAIL	markisley@hotmail.com
TEL	

HANLEY POOLS LLC
CPC1461025

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Repair approximately 30 lineal feet of pool coping		$1,260.00
Install filtration pump, pressure gauge		$85.00
Rebuild 6 inch push pull valve		$750.00
Install cat 4000		$5,200.00
Install 20 filtration grids		$920.00
Install new 12 inch main drain cover, and file paperwork for health department		$400.00
No drain acid wash to pool surface		$1,650.00
Repair depth markers, number 3, 9 inch and no dive marker		$375.00
Repair reservoir tank lid, new hinges with new gas spring		$1,345.00
Or replace the lid for $3,480.00		
Provide leak detection to pool		$1,375.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875
Or call 813-839-7665 during business hours.
If paying by check:
Make checks payable to: Hanley Pools LLC

L# CPC1461025

Payment structure

Down payment 10%	$1,336.00
Start of work 40%	$5,344.00
Completion 40%	$5,344.00
Final 10%	$1,336.00

Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

TOTAL **$13,360.00**

Respectfully submitted by Pat Hanley **INT**

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

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Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

_____

DATE _____

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes. accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Proposal to NO.

Maples repairs and replacements

DATE 2025-10-25

CONTRACT / PROPOSAL	
CONTACT	Mark Isley
NAME	Maples - Cypress Creek
ADDRESS	9763 Pembrooke Pines Dr, Sun City Center, FL 33573
JOB SITE:	
EMAIL	markisley@hotmail.com
TEL	

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Repair ladder deck cup		$225.00
Repair approximately 8 feet of pool coping		$785.00
Install cat 4000		$5,200.00
Replace 22 filtration grids		$1,012.00
Rebuild 6 inch push pull valve		$750.00
Install new 12 inch main drain cover, and file paperwork for health department		$400.00
Replace gas springs on tank lid		$565.00
No drain acid wash to pool surface		$1,650.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875
Or call 813-839-7665 during business hours.
If paying by check:
Make checks payable to: Hanley Pools LLC

L# CPC1461025

Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

Payment structure

Down payment 10%	$1,058.70
Start of work 40%	$4,234.80
Completion 40%	$4,234.80
Final 10%	$1,058.70
TOTAL	**$10,587.00**

Respectfully submitted by Pat Hanley **INT**

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a $150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

_____

DATE _____

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes. accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

ESTIMATE

Prepared For

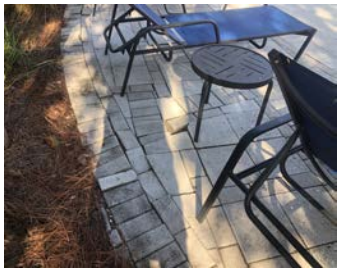
Crypress Creek Development CDD
7154 Trent Creek
Riverview, FL 33578

CORE Pressure & Sealing

5233 Admiral Pointe Dr
Apollo Beach, FL 33572
Phone: (813) 586-4636
Email: corepressureclean@gmail.com
Web: www.corepressuresealing.com

Estimate #	388
Date	10/26/2025
Business / Tax #	86-3121827

Description	Rate	Total
Paver Repairs Main Clubhouse Pool and Entrance Re-set and Re-level sunken and above level areas Concrete edge	$6,200.00	$6,200.00



Paver Repairs Pool #2	$500.00	$500.00

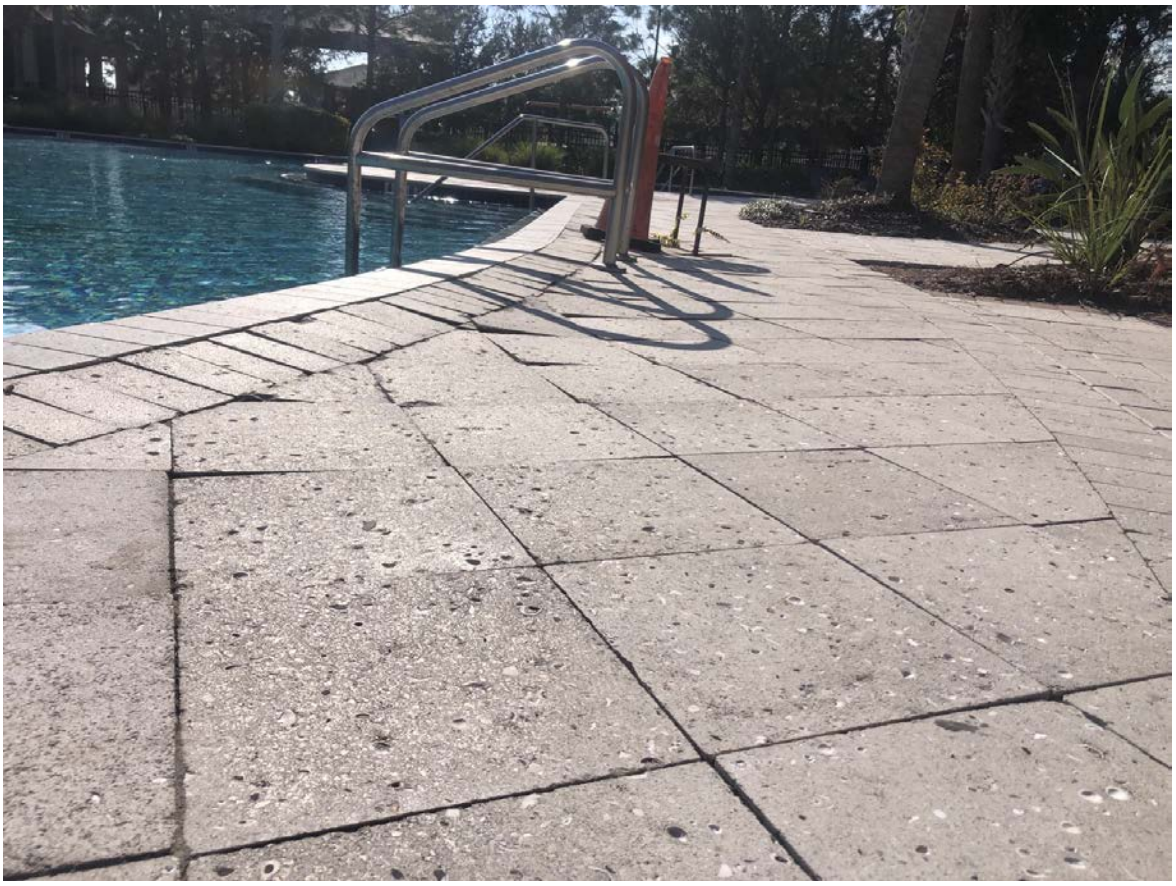


Paver Repairs Pool #3	$2,500.00	$2,500.00






Subtotal	$9,200.00
Total	**$9,200.00**























This Quote on the named services is subject to the conditions noted below:

By accepting this agreement I fully understand what has been reviewed to me and expectations set along with all other documentation that has been forwarded to me.

CORE EMPIRE, LLC , dba Core Pressure & Sealing is not responsible for any leaks due to faulty seals on doors or windows nor any pre-existing damages.

Please disclose these areas prior to commencement of work.
We assume no liability for these conditions. CORE EMPIRE, LLC , dba Core Pressure & Sealing is fully insured.

1) Legally Binding Agreement:
By signing a contract with Your name, you are signing a legally binding contract for work to be completed at an agreed upon price. In the event that you break this contract, all deposits made to the company shall be surrendered as damages.

2) Product Warranties:
All warranties are limited to those offered by the manufacturers of the products used.

The paver sealing warranty is for 1 year against any yellowing, and/or sealer peeling off from the surface.

The epoxy flakes system is for 10 years against the coating peeling off from the surface. caused as a direct result of product failure and the exclusive maximum liability of CORE Pressure and Sealing under this warranty will be to replace the appropriate quantity necessary for re-coating the warranted area.

Warranty coverage:

1-3 years 100%
4-10 years 50% of retail value

3) Water Usage:
By signing this agreement, you agree to provide Exclusive CORE EMPIRE, LLC , dba Core Pressure & Sealing the right to use an on-site water supply as needed to complete the stated project without compensation. If an exterior water supply is required, it will be at an additional charge

4) Courtesy:
While Exclusive CORE EMPIRE, LLC , dba Core Pressure & Sealing is on location and performing work on your property, you are responsible for keeping all children and pets, as well as other individuals away from the work area.

5) Payments:

Payments to CORE EMPIRE, LLC , dba Core Pressure & Sealing are due as per the contract schedule and are to be paid by Check, Online payment options (Zelle, Cash App, PayPal, & Venmo) or Cash (US$). All balances are ALWAYS due upon completion of the job. Any variance to this policy must be agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid in accordance with contract terms.

6) Vehicles:
CORE EMPIRE, LLC , dba Core Pressure & Sealing is not responsible for damage to any Cars , RV's, Motorcycles, Boats, or any other Vehicles inside of our work zone. Please have all vehicles out of the Driveway or parking spot directly in the working area.

7) Removal & Replacement of Deck & Patio Contents:
Removal and replacement of Grills, Deck furniture, Planters and any other items are the responsibility of the homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage or for storage issues. An additional charge may be applied for time and labor devoted to the removal of these items.

8) Damages:
CORE EMPIRE, LLC , dba Core Pressure & Sealing is not responsible for damages due to improperly installed siding, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Soft Washing and Pressure Washing, which entails removal of chalky, gritty or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out.
CORE EMPIRE, LLC , dba Core Pressure & Sealing will not be responsible for such conditions.

9) Stains:
Some stains cannot be removed by soft Washing or Pressure Washing. Rust, artillery fungus, splatters from stains and paints are examples of materials that cannot be removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes these stains cannot be removed at all.

10) CORE EMPIRE, LLC , dba Core Pressure & Sealing expects your property to be in good repair and weather tight. This includes, but is not limited to all electrical service including receptacles and light fixtures. Doors and windows shall also be weathertight.
CORE EMPIRE, LLC , dba Core Pressure & Sealing is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance or repair of electrical related items or doors or windows.

To accept this quotation, sign the document on the link provided on the estimate and return by submitting it electronically.

PAYMENT – Payment is due upon completion of the work. If no one is going to be home during the work being performed, a deposit of 50% to secure your appointment is due prior to CORE EMPIRE, LLC , dba Core Pressure & Sealing starting.
Payment is due upon completion.

Crypress Creek Development CDD

TAB 15

PURCHASE

Invoice # E8-88797

Invoice From:
Stor-Mor Portable Buildings
1104 Paris Road
Mayfield, KY 42066
(800) 418-5752

Ship To:
Jason Hepburn
7154 Trent Creek Dr
Sun City Center, FL 33573
(813) 588-8824
jdunn@rizzetta.com

Dealer:
Stor-Mor Tampa Bay (Ruskin, FL)
602 N US Hwy 41
Ruskin, FL 33570
(813) 786-7667

Order Type:
New - Off Lot Sale
Date:
12/12/2025
Agent:
Anthony Moncer

Description	Quantity	Total
Utility (SMK-Z3) 8 x 12 Serial Number #SMK-Z3-U-0812-121224-226869 Siding: Paint - LP SmartSide® - Crimson Red, Trim: Paint - LP SmartSide® - White, Roof: Standard Metal - Charcoal	**1**	**$3,805.00**
(FL) Double Shop Door	1	Included
10% Off - Florida New Inventory (-10% of base cost)	1	-$354.50
	Subtotal	$3,450.50
	Taxes	$0.00
	Delivery	FREE
	Total	**$3,450.50**
	Amount Due Today	**$1,725.25**
	Remaining Balance	**$1,725.25**

From January 1, 2025 through December 31, 2025, Stor-Mor will donate $10 of the purchase price of each new Stor-Mor portable building to St. Jude Children's Research Hospital® to support its mission: Finding cures. Saving children.®

You agree to a 3% fee for all credit card transactions.

You are responsible for ensuring your property is prepared for delivery.

I, Jason Hepburn, have read this disclosure and the Terms and Conditions and agree to be bound by the same.

Sign _____ Date _____

TERMS AND CONDITIONS OF SALE

You, Jason Hepburn, and Stor-Mor Portable Buildings, LLC ("we," "us," or "Stor-Mor") expressly agree to the terms and conditions set forth below:

Cancellation and Modification Policy. You may cancel or modify an order with no penalty if you cancel or modify within (i) three (3) business days of placing this order if you ordered a new or custom build, or (ii) within ten (10) business days of placing this order if you ordered an off-lot building, and said building has not been delivered. Otherwise, we may charge you a restocking fee of 15% of the purchase price (the "Restocking Fee") for any other cancelled order. If you elect your order to be a "rush order," then you will be charged a Restocking Fee if you cancel your order at any time. You agree to accept delivery no later than sixty (60) days after placing this order. If you refuse to timely accept delivery, we may cancel your order and charge you the Restocking Fee.

Return Policy. You may return your building for any reason if you notify us within three (3) business days of delivery, in which case we will refund your purchase price less the Restocking Fee. You allow us thirty (30) days after notification to pick up your building.

Risk Of Loss. We bear the risk of loss, including any damage to the building, up until the building has been delivered to you. Upon delivery, you assume all risk of loss, including any damage to the building. Please inspect your building thoroughly before accepting delivery. If you elect to return your building, you bear the risk of loss until we have picked up your building.

Not Intended for Human Occupancy. Stor-Mor makes no representations, warranties, or covenants that its buildings are fit or suitable for human occupancy, nor has its buildings been constructed to comply with any city, state, or municipality code or ordinance pertaining to human dwellings. STOR-MOR'S BUILDINGS ARE NOT DESIGNED OR SUITABLE FOR HUMAN OCCUPANCY OR HABITATION. You acknowledge the foregoing and assume all risks involved in modifying Stor-Mor's buildings to be fit for human occupancy or permitting any person to reside within one of our buildings.

Building Measurements. All 8', 10', and 14' wide buildings are measured from wall to wall. Due to hauling restrictions, 12' and 16' wide buildings are measured from eave to eave. This section does not apply to buildings delivered in Texas, Idaho, Utah, or Wyoming.

Warranties. Stor-Mor provides, or transfers its rights in, the following warranties to you:

A. Stor-Mor's 5-year craftsmanship warranty against defects in workmanship;
B. We assign our rights under a 10-year flooring warranty;
C. We assign our rights under a 5/50-year wood siding warranty;
D. We assign our rights under a 40-year metal roof warranty.

A copy of each warranty may be found at stormor.com or by contacting us at info@stormor.com. These warranties do not cover damage as a result of floods, fires, winds, lightning, accidents, corrosive atmosphere, or other acts of God. Our sole obligation, and your sole remedy, is repair or replacement of the building, at our option, performed by us or our agent. The above warranties will be null and void in the event that the building is altered by you, or has been, in our judgment, subject to negligence, improper maintenance, or misuse. These warranties are not transferrable. Notwithstanding the foregoing, all repossessed or used buildings are sold "as-is," with no warranties provided.

STOR-MOR DISCLAIMS ALL OTHER WARRANTIES, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE.

Permitting. The company is not responsible for determining which permits are required for your area or building. You are responsible for obtaining any necessary permits and ensuring that the building placement complies with applicable regulations and setbacks. **Delivery Dates.** Any delivery date that we provide to you is an estimate. We are not responsible for any expenses, costs, or damages that you incur due to our inability to deliver your building on or before the delivery date that we have provided you.

Delivery Liability Waiver. You must provide our driver with unobstructed access to your property. This includes providing an access path unencumbered by gates, trees, rocks, stumps, yard décor, or other obstacles. Please understand that our delivery truck and your building weigh several tons and may extend over 75 feet in length. It is your responsibility to identify and provide our driver a path free from underground components such as water

pipes, utilities, sprinkler systems, septic tanks or lines. If your ground is wet, sandy, uneven, or hilly, our driver may not be able to reach your site, or may damage your property in doing so. Please notify our dealer if rain or moisture have affected your ground stability. You assume the risk for any damage to your property during delivery unless such damage is caused by our driver's intentional malicious acts. Free delivery and set-up includes one trip. If our driver must return to your property, then you agree to pay our actual expenses for subsequent trips. Free delivery extends to fifty (50) miles from the dealer lot or 150 miles from the manufacturing shop. You agree to pay up to $6.00 per mile for every mile thereafter, or up to $9.00 if your building is a 14' or 16'-wide building Stor-Mor acknowledges that pre-existing ground conditions vary and are beyond its control, and therefore emphasizes the customer's responsibility for proper site preparation before delivery. Consequently, Stor-Mor commits to covering re-leveling costs for up to 60 days post-delivery, contingent upon the completion of a repair form. However, after this grace period, Stor-Mor cannot be held liable for re-leveling or responsible for any subsequent adjustments, as outlined in our delivery policy. Stor-Mor also reserves the right not to honor this 60-day grace period if the original setup did not meet Stor-Mor standards as outlined in the Customer Delivery Agreement.

Remedies. Your sole remedies arising out of this transaction are set forth in the "Cancellation and Return Policy" and "Warranties" clauses set forth above. Except for those remedies, ALL SALES ARE FINAL. You agree you will not, under any circumstances, issue or threaten to issue a chargeback or initiate a credit card dispute with Stor-Mor through your credit card provider or other payment provider. You agree to attempt to resolve any dispute arising out of this transaction with us via informal negotiations. If we are unable to resolve your dispute, then you agree to submit your dispute to binding arbitration governed by the American Arbitration Association. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, YOU HEREBY IRREVOCABLY AND EXPRESSLY WAIVE ALL RIGHTS TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM. Furthermore, IN NO EVENT SHALL WE BE LIABLE FOR punitive, incidental or consequential damages, whether the claim arises in contract, in tort, under any warranty or otherwise. Our liability shall not exceed the value of the building you purchased.

Sign _____ Date _____

CUSTOMER DELIVERY AGREEMENT

Delivery Time.• Deliveries are scheduled Monday-Friday (weather permitting).
- Off-lot sales typically are delivered within 5 to 10 business days.
- Custom shop builds may vary depending on lead times.

Delivery Scheduling.
- We will call you 24-48 hours prior to delivery (unless special circumstances apply).
- If you do not answer, we will leave a message. Please return the call within 24 hours.
- If no return call is received, we will reschedule your delivery and a 5-10 day delay may occur.

Additional Mileage Charges.
- Off-lot sales include free delivery up to 50 miles from the dealer. Deliveries over 50 miles will be charged extra per mile.
- Custom shop builds include free delivery up to 150 miles from the shop. Deliveries over 150 miles will be charged extra per mile.

Property and Gates.
- You need to provide a clear access path to your building site. This means an access path cleared of all debris, trees and limbs, overhead wires, fences, gates, and underground utilities that could be damaged during delivery.
- Gates MUST be three feet or more wider than the building being delivered.
- Our drivers maintain a tight schedule and are not available to clear the access path.
- If your property is not ready for delivery, your building may be returned to a lot until delivery can be rescheduled.

Setup Time.
- Average setup time is between 30 and 90 minutes.
- Setups that exceed 90 minutes may incur a charge of $100/hour paid to the driver and/or installation team.

Complications or Secondary Deliveries.
- An attempted delivery counts as your one free delivery.
- Customers will be charged for subsequent delivery attempts.
- You agree to accept delivery no later than sixty (60) days after placing this order. If you refuse to timely accept delivery, we may cancel your order and charge you the Restocking Fee.

Collecting Funds from Customer.
- For all cash sales, you must pay the remaining balance on your account at time of delivery.
- If there is an issue with the building (damage during delivery, wrong specifications, workmanship, etc.), then you may raise a dispute.
- Customers who raise a dispute during delivery are required to pay half of the remaining balance owed at time of delivery. If there are issues at delivery, half of final remaining balance is due.
- Please explain the issues to the driver and note them on your delivery certificate (“happy sheet”), including pictures of the issues.

Blocks and Anchoring.
- Buildings must sit on concrete blocks or a prepared foundation; failure to do so voids your craftmanship warranty.
- It is the customer’s responsibility to have blocks available.
- Smaller wooden blocks and shims will be provided to level your building (if needed).

• Use the Block Count chart to determine the recommended number of blocks.
• If the correct amount is not available, the driver will not be able to place the building and delivery will be rescheduled.
• Buildings are not allowed to be installed or placed higher than 24" from skid to ground.
• Ground anchors and tie-downs are not included in purchase of building.
• Your driver may have grounds anchors or tie-downs available for purchase. Please inquire when you speak with the driver during your scheduling call.
• Necessary blocks are 4" x 8" x 16" solid flat pads and 8" x 8" x 16" hollow cinder blocks.
• Blocks are normally placed 8' apart on outside skids and 8-12' apart on inside skids.
• If you have any other questions about blocks, concrete pads, or leveling, please ask the driver when you are contacted to schedule delivery.
• Below is the minimum block count if the ground is LEVEL.

8-10 ft Wide
12 ft length 4-6 blocks
16 ft length 6-8 blocks
20 ft length 6-8 blocks
24 ft length 8-10 blocks
28 ft length 8-10 blocks

12-16 ft Wide
12 ft length 6-8 blocks
16 ft length 12-16 blocks
20 ft length 12-16 blocks
24 ft length 18-22 blocks
28 ft length 18-22 blocks
32 ft length 24-28 blocks
36 ft length 24-28 blocks
40 ft length 30-34 blocks
44 ft length 30-34 blocks
48 ft length 34-38 blocks
52 ft length 34-38 blocks
56 ft length 40-44 blocks
60 ft length 40-44 blocks

Due to hauling restrictions, 12' and 16' wide buildings are measured from eave to eave. Wall to wall will measure 11' 2" on 12' buildings and 15' 2" on 16' buildings (does not apply to buildings delivered in Texas, Idaho, Utah, or Wyoming).

Sign _____ Date _____

Tab 16

Proposal to NO.

Cypress Main Pool Repairs and wash

DATE 2025-10-25

HANLEY POOLS LLC

CPC1461025

CONTRACT / PROPOSAL	
CONTACT	Mark Isley
NAME	Main Pool - Cypress Creek
ADDRESS	7154 Trent Creek Dr Sun City Center, FL 33573
JOB SITE:	
EMAIL	markisley@hotmail.com
TEL	

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Replace Toro valve		$285.00
Rebuild 2 - 12 inch push pull valves		$1,250.00
Repair or replace precision control MR one		$5,600.00
Install new flow metre clamps to filtration line		$45.00
Install 6 gas springs to tank lids		$847.50
Troubleshoot deck jets		$225.00
Install 18 inch main drain covers and file paperwork with health department		$1,425.00
No drain acid wash to pool surface		$2,850.00
Change out 60 DE grids cost		$2,640.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:

If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875

Or call 813-839-7665 during business hours.

If paying by check:

Make checks payable to: Hanley Pools LLC

L# CPC1461025

Payment structure

Down payment 10%	$1,516.75
Start of work 40%	$6,067.00
Completion 40%	$6,067.00
Final 10%	$1,516.75

Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

TOTAL **$15,167.50**

Respectfully submitted by Pat Hanley **INT**

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

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I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

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*Trichlor should not be placed directly on any pool or spa surface.

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*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

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DATE

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Tab 17

Docusign Envelope ID: 9BF1CA0E-8D61-46E1-BF46-392E63EADFDC

Uplifting Air & Services, LLC
Delivering Comfort with Integrity
12231 Main Street #1196
San Antonio, FL 33576
Phone: (813) 681-1600
accounting@upliftingair.com
www.upliftingair.com

License #: CAC 1818062
License#: EC13010789

Bill to
Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Cypress Creek
7154 Trent creek dr
Ruskin, fl 33573

Phone Number: (813) 833-9530

Invoice #: i28046

Transaction Date: 12/5/2025

Terms: Due on receipt

Work Order #: 37090

Assigned Tech:

Invoice Due Date: 12/5/2025

Item	Description	Quantity	Price	Amount
Electrical Work	Install Replacement 3phase 25KVA transformer	1	$3,980.00	$3,980.00
Electrical Work	Installation of concrete pad and metal stand to raise transformer 24" above grade	1	$915.00	$915.00

Date	Method	Auth #	Amount

Please make checks payable to: Uplifting Air or we accept Credit Card payments. Charges over $300.00 will have a 3% processing fee.

Total: $4,895.00

Payments: $0.00

Balance Due: $4,895.00

DocuSigned by:
Jason Hepburn
5ED7300A4BD34B8...

12/16/2025 | 08:24 PST

Chairman, Cypress Creek CDD

License #: CAC 1818062

-- Uplifting Air, LLC --

License #: CAC 1814386

Tab 18

Docusign Envelope ID: 9BF1CA0E-8D61-46E1-BF46-392E63EADFDC

Uplifting Air & Services, LLC
Delivering Comfort with Integrity
12231 Main Street #1196
San Antonio, FL 33576
Phone: (813) 681-1600
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www.upliftingair.com

License #: CAC 1818062
License#: EC13010789

Bill to
Cypress Creek CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Cypress Creek
7154 Trent creek dr
Ruskin, fl 33573

Phone Number: (813) 833-9530

Invoice #: i28045

Transaction Date: 12/5/2025

Terms: Due on receipt

Work Order #: 37089

Assigned Tech:

Invoice Due Date: 12/5/2025

Item	Description	Quantity	Price	Amount
Electrical Work	Parking Lot Lights- 1 - 25' 4x4 bronze steel light pole 1 - Tripple bullhorn light mount 3 - Konlite Vela III LED Parking Lot Light 35,000 - 46,600 Lumens 1- Concrete base with mounting bolts Lighting circuit with #12 wire	1	$6,650.00	$6,650.00

Date	Method	Auth #	Amount

Please make checks payable to: Uplifting Air or we accept Credit Card payments. Charges over $300.00 will have a 3% processing fee.

Total:	$6,650.00
Payments:	$0.00
Balance Due:	$6,650.00

DocuSigned by:
Jason Hepburn
5ED7300A4BD34B8...

12/16/2025 | 08:24 PST

Chairman, Cypress Creek CDD

License #: CAC 1818062

-- Uplifting Air, LLC --

License #: CAC 1814386

Tab 19

DDD FENCING

TRIPLE D FENCING

Family Owned & Operated
1615 6th St SE Ruskin, FL 33570
Office: 352-257-3086
Sales@dddfencing.com

LICENSED & INSURED

Find Us On Facebook!

PROPOSAL / CONTRACT

Estimate Date 11/24/25
Valid for: 14 Days
Prepared by AV
☐ Residential ☐ Commercial ☐ AG
CONTRACT No. 1802

Customer Name (Mark Isley)
Address
City, St, Zip
Subdivision

Home Ph.
Cell Ph.
Fax/Other
Email misley@Rizzetta.com

☒ Vinyl
☐ Chain Link
☐ Wood
☒ Aluminum
☐ Other: _____

Feet: 50' +
Height 6'
Color: White
Style: T&G, 3-Rail
Caps: _____

	YES	NO
Fence to follow contour of ground	☐	☒
Fence to top level	☒	☐
Compacted shell ground	☐	☒
Removal and Disposal of existing fence _____ Ft.	☒	☐
Clearing of fence-line needed	☐	☒
Clearing to be done by: ☐ Customer ☐ Company		
Core-Drill required	☐	☒
HOA approval required	☒	☐
County Hillsborough — Permit required	☐	☒

GATES:

Qty _____ Style _____ Size _____
Qty _____ Style _____ Size _____
Other _____ Pool Code: Yes No

NOTES:

PROPERTY / FENCE LAYOUT

Installation of 4 new self-closing gate actuators, fix Loose panels at main clubhouse & fix 50' of CDD Fencing.

TOTAL SUMMARY

Discount	
Cash Price Amount	
Total Contract Amount	$2,750.00
Deposit	
Due Upon Completion	

PAYMENT
☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER

FINANCE YOUR FENCE !

APPLY NOW

Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. **Triple D Fencing's warranty is voided if the fence sign is removed.** Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is **canceled** without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. **We also offer financing!** Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

APPROVED & ACCEPTED

Matt O'Nolan	11.25.25	AV Toes	11/24/25
Customer Signature	Date	DDD Fencing Representative	Date

Triple D Fencing
1615 6th St SE Ruskin, FL 33570
Office:352-257-3086

BILL TO
Cypress Creek CDD
Sun City Center, FL

INVOICE

Invoice # 3833
Invoice Date 11-26-25
Due Date 12-26-25

DESCRIPTION	QUANTITY	PRICE	TOTAL
Fence Deposit Contract 1802			$1,375.00

Subtotal
Tax
TOTAL DUE $1,375.00

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: Donald Buzbee

Thank you!