

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting

Date/Time:
Monday, December 8, 2025
6:00 P.M.

Location:
Holiday Inn Express & Suites
226 Teco Road
Ruskin, Florida 33701

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

DG Farms Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors

DG Farms Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the DG Farms Community Development District is scheduled for **Monday, December 8, 2025, at 6:00 P.M.** at the **Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: DG FARMS COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, December 8, 2025

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites
226 Teco Road
Ruskin, Florida 33701

Supervisor	Position	
Don Reichard	Chairman	
Rob Mendoza	Vice Chair	
Andrew Alexandre	Assistant Secretary	
Jeff Duzzny	Assistant Secretary	
Carolyn Schwalm	Assistant Secretary	

TEAMS: [Join the meeting now](#)

Meeting ID: **244 162 886 669 1**

Passcode: **3j5BW6Rd**

Dial in by phone: [+1 312-667-7136,974158700#](tel:+13126677136974158700)

Phone conference ID: 974 158 700#

Mute/Unmute: *6

Regular Meeting Agenda

For the full agenda packet, please contact dgfarms@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Staff & Vendor Reports

A. District Counsel

B. District Engineer

1. Sereno Clubhouse Tennis Court Improvements

Exhibit 1

- a. Consideration/Approval of Proposal of Perimeter Curb –
Advanced Drainage Solutions - \$18,500.00

2. Bridge and Fence Review

Exhibit 2

- a. Consideration/Approval of Proposals – Advanced
Drainage Solutions

- i. Complete Fence Repair (10 locations) -
\$18,500.00
- ii. Fence and Caps Replacement - \$54,600.00

C. Field Service Manager

- 1. Consideration/Approval of Bulb Replacement and Occupancy
Sensors Installation - \$696.00

Exhibit 3

D. District Manager

- 1. Consideration of Public Hearing for Rules and Fees
- 2. Consideration of Landscaping Request for Proposals (RFP)

Exhibit 4

IV. Consent Agenda Items

- A. Ratification of Gate Strike Repair Proposals – Gate Pros - \$550.00 **Exhibit 5**
- B. Consideration/Approval of the November 10, 2025, Regular Meeting Minutes **Exhibit 6**
- C. District Goals & Objectives: Annual Performance Report **Exhibit 7**
- D. Consideration/Acceptance of the October 2025 Unaudited Financial Statements *To Be Distributed*

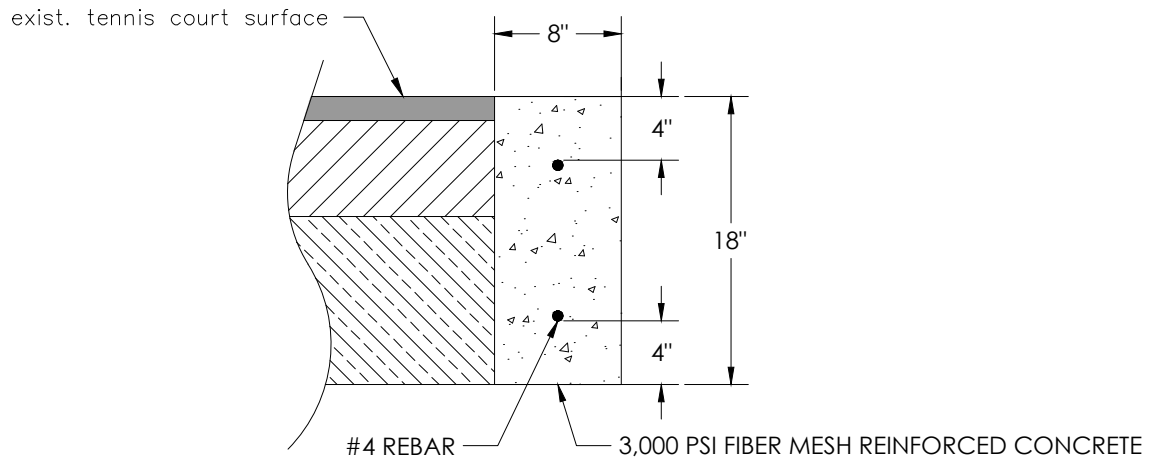
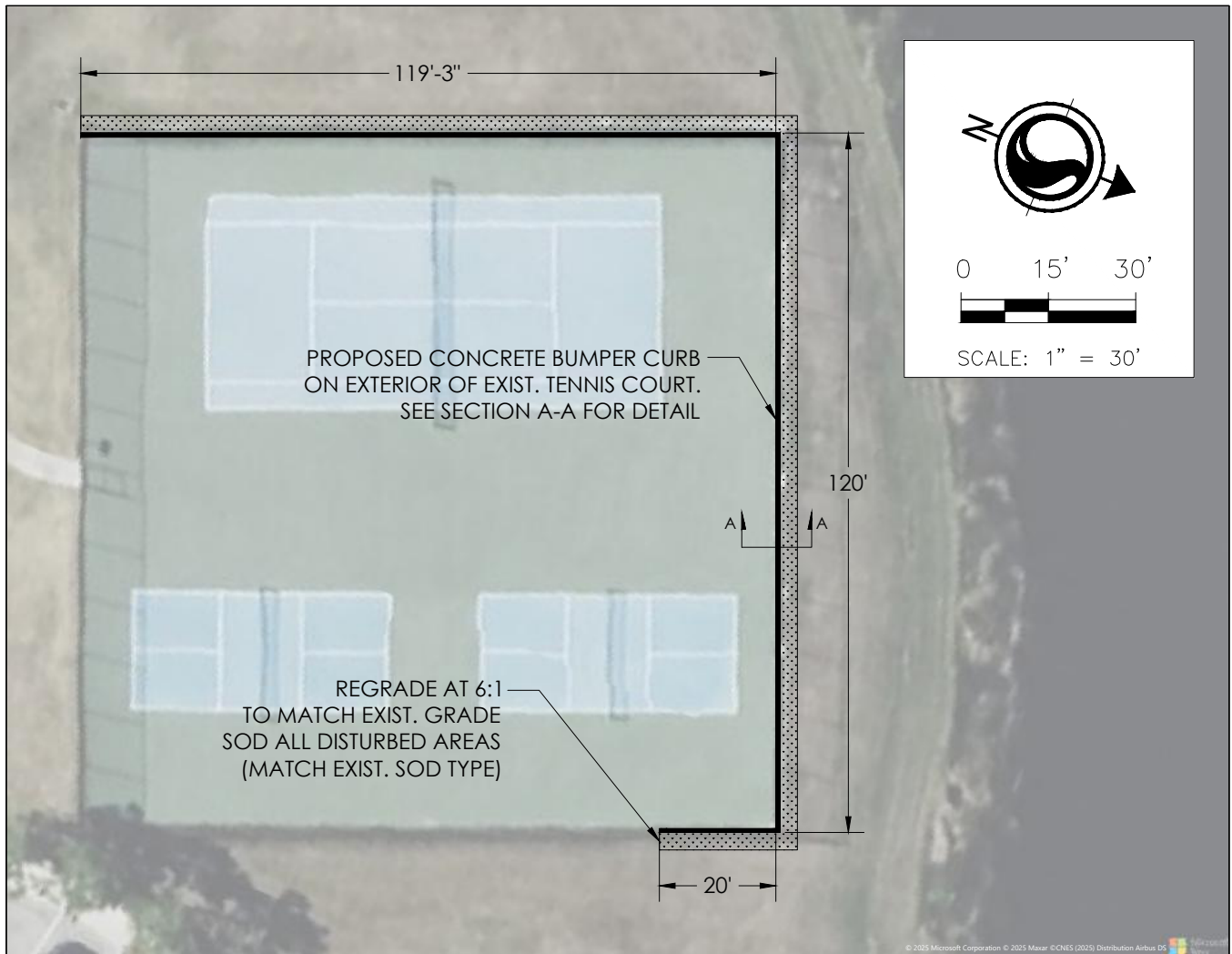
V. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA



SECTION A-A

NOVEMBER, 2025
238202064



380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
Fax. 813.223.0009
Certificate of Authorization #27013

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project

DG FARMS CDD
WIMAUMA, FL

Figure No.

1.0

Title

SERENO CLUBHOUSE
TENNIS COURT IMPROVEMENTS

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
DG Farms CDD

Estimate details

Job Site Address: DG Farms CDD

Estimate no.: 1195
Estimate date: 11/10/2025

#	Product or service	Description	Qty	Rate	Amount
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Approximately 260 linear feet along the back side of the existing chain link fence surrounding the tennis court will be saw-cut to establish a clean, straight edge. An 18-inch concrete footer will be excavated and installed in accordance with the engineer's design plans.

1.	Services	<ul style="list-style-type: none">• Rebar installation: Reinforcing steel will be placed as specified in the plans prior to concrete placement.• Concrete placement: Concrete will be delivered and pumped into the footer to ensure proper distribution and compaction.• Irrigation adjustments: Any existing irrigation lines that interfere with the new footer will be relocated to the outside of the new structure.• Site cleanup: All excavated material will be removed from the jobsite. The area will be cleaned, and any disturbed sod or landscaping will be restored to original condition.	1	\$18,500.00	\$18,500.00
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Total	\$18,500.00
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Accepted date	Accepted by
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EXHIBIT 2

AGENDA

FIELD OBSERVATION REPORT



Date: October 27, 2025 Field Observation Report Number: 2026-1
Project Name: DG Farms Bridge and Fence Review
Project Number: 238202064
Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: ☐ Clear ☒ Partly Cloudy ☐ Heavy Clouds ☐ Fog
Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

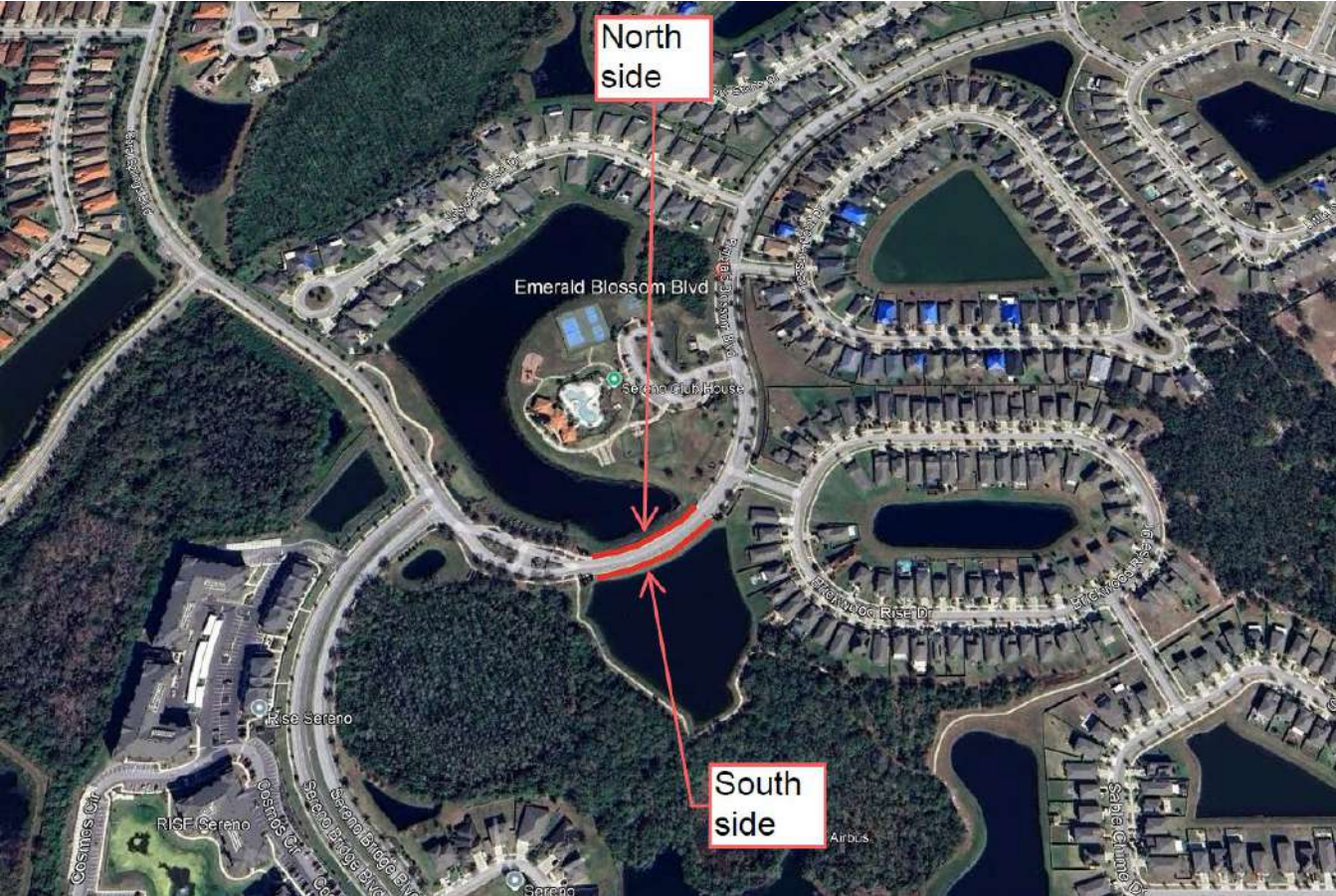
Location: (Street Names/MH#s, etc.) DG Farms Bridge and Fence review on Emerald Blossom Blvd

Stantec staff reviewed the bridge on Emerald Blossom Blvd. and during our review we found missing, broken, and loose cap blocks and the fence is also loose and can be moved easily. Recommend removing and replacing the broken or missing north side cap blocks and fence connections, including securing fence posts that are loose. We also recommend repairing the south side fence connections to the caps and securing the fence posts that are loose.

Report By: BTW

FIELD OBSERVATION REPORT

Location map:



FIELD OBSERVATION REPORT

North side of bridge: Fence is loose and can be moved easily. Connections to caps is should be reinforced and loose fence posts should be reset. Missing cap blocks are to be replaced in kind.



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT



South side of bridge: Fence is loose and can be moved easily. Connections to caps is should be reinforced and loose fence posts should be reset.



FIELD OBSERVATION REPORT



ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
DG Farms CDD

Estimate details
Estimate no.: 1193
Estimate date: 11/10/2025

Job Site Address: DG Farms CDD

#	Product or service	Description	Qty	Rate	Amount
ADS LLC proposes to repair approximately 320 linear feet of fence at DG Farms CDD in about 10 locations. The work will include mobilization, safety setup, and site preparation; selective removal of existing fence sections to access detached areas; reattachment of approximately 10 precast concrete caps to the concrete block wall using structural adhesive and epoxy mortar; core drilling through the caps into the CMU block cells to re-anchor detached posts with stainless or galvanized anchors; reinstalling the existing fence panels to proper alignment; and pressure washing the completed area to blend with the adjacent, newer fence. The work area must be accessible to vehicles and tools, with power and water available on-site. No major structural rebuilds, repainting, or landscape restoration are included. A one-year workmanship warranty will cover reattached caps and re-anchored posts under normal use. The total project is priced as one lump sum line item for complete fence repair, including all labor, materials, equipment, and cleanup.					
1.	Services	Complete fence repair – includes mobilization, disassembly, reattachment of ~10 precast caps, core drilling, post re-anchoring, reinstalling fence, and final pressure washing (≈320 LF)	1	\$18,500.00	\$18,500.00
Total				\$18,500.00	

Accepted dateAccepted by

Replace fence and cap on North Side of Bridge

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
DG Farms CDD

Estimate details

Job Site Address: DG Farms CDD

Estimate no.: 1194

Estimate date: 11/10/2025

#	Product or service	Description	Qty	Rate	Amount
<p>The existing aluminum fence and the existing concrete caps located on top of the concrete block wall will be carefully removed. All demolition debris and materials will be properly disposed of in accordance with local regulations. All removed materials and debris from the demolition and installation process will be properly cleaned up and disposed of, leaving the site in a neat and orderly condition. The new aluminum fence provided under this estimate is designed to meet current specifications; however, it may not exactly match the existing fence located on the opposite side of the road in terms of style, finish, or dimensions.</p>					
1.	Services	New precast concrete caps will be delivered to the job site and properly installed on the existing concrete block wall. All installations will be completed with attention to detail and in accordance with industry standards to ensure a professional and durable finish. A new black powder-coated aluminum picket fence (EFF20 style), approximately 320 linear feet in length and 4 feet in height, will be delivered and constructed on-site. All fence posts will include flat black post caps. Each post will be core-drilled through the new concrete cap into the existing concrete block wall and secured using the manufacturer's recommended concrete or mortar to ensure long-term stability and performance.	1	\$54,600.00	\$54,600.00
Total				\$54,600.00	

Accepted date

Accepted by

EXHIBIT 3

AGENDA

Snowbird Electric LLC
3307 N Bailey St
Tampa, FL 33603
8133993968
snowbird.electric.llc@gmail.c
om
www.snowbirdelectricllc.com

Estimate 1289



ADDRESS	DATE	TOTAL
Gary Schwartz-Sereno 16568 Emerald Blossom Blvd Wimauma, FL 33598	11/19/2025	\$696.00

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Materials	Materials required to replace the existing fluorescent bulbs in the two storage area of the amenity center with ballast bypass 5000k LED tubes and install occupancy sensors in place of the current switches.	296.00
	Labor	Labor required to replace the existing fluorescent bulbs in the two storage area of the amenity center with ballast bypass 5000k LED tubes and install occupancy sensors in place of the current switches. NOTE: existing fluorescent bulbs to be removed and stacked in the northern storage area for disposal by the customer. NOTE: NOTE: Client provided a Tax Exempt Certificate- the estimate reflects no sales or use tax	400.00

Please reply to this email if you wish to accept the terms of this estimate	SUBTOTAL	696.00
	TAX	0.00

We look forward to the opportunity to work with you. Feel free to reach out to us with any questions. Have a great day!	TOTAL	\$696.00
	THANK YOU.	

Sage Parsons
Snowbird Electric LLC
snowbird.electric.llc@gmail.com
(813)-399-3968

Snowbird Electric LLC will always professionally and accurately install, repair, and/or modify your electrical system(s) with the goals of customer satisfaction and quality work in mind. Snowbird Electric LLC is only responsible for the component(s) of the electrical system(s) contained in the scope of work that is referenced above in the description sections of this estimate. Materials costs could be subject to fluctuations based on market conditions and availability.

Cash or Check are the preferred methods of payments as there are no fees

ACH/bank transfers incur a 1% fee on the total

Credit cards incur a 3% fee on the total

Accepted By

Accepted Date

EXHIBIT 4

AGENDA

DG Farms CDD Landscape RFP 2025

SERVICE DESCRIPTION AND SPECIFICATIONS

I. TURF MAINTENANCE

A. Mowing

General turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Frequency shall be 40 mows per year.

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. Frequency shall be 32 mows per year.

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. Weedeaters are not to be used in edging. Frequency shall be 40 times per year. **Contractor shall not be responsible for edging of individual tree rootballs within individual communities unless trees are located on CDD maintained land tracks.**

Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks.

D. Fire Ant Control

Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed, and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

E. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks.

F. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the Management Company in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit.

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. Crabgrass and Bermudagrass shall be considered weeds when found in St. Augustine turf. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks.

II. SHRUB AND GROUND COVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material.

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

C. pH Adjustment

Contractor is responsible for adjusting improper pH

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and/or Management Company in writing and will be responsible for replacement of these items.

F. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained weed free. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks.

III. TREE MAINTENANCE

A. Tree Pruning

The maximum height for this pruning shall be no more than 15 feet.

B. Palm Pruning

Ornamental palms are to be maintained to a natural form, pruning with sanitized tools to remove overgrowth, seeds, flowers or stalks. Frequency will be 2x per year.

C. pH Adjustment

Contractor is responsible for adjusting improper pH.

D. Insect and Disease Control

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems for trees.

E. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District and Management Company in writing and will be responsible for replacement of these items.

IV. SEASONAL COLOR

A. Bed Preparation

There will be 4 annual rotations per year. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas. Contractor shall also be responsible for planting the specified size (4") of plant material. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

B. Seasonal Color Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and/or Management Company.

C. Mulching

Mulch installation will be considered via separate proposal. This will be for the general mulch of the community as well as playground mulch as requested.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed bi-weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also, to maintain a consistent uniform mass.

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

F. Insect and Disease Control

Contractor shall be responsible for inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

G. Watering

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and Management Company in writing and will be responsible for replacement of these items. Contractor shall be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants.

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

V. MULCH MAINTENANCE IN TREE AND SHRUB BEDS

A. Beds

All mulch beds are to be kept free of litter and windfall. Periodic redistribution of mulch to cover bare soil from mower-blower activity will occur monthly.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

Weekly

As a part of each weekly maintenance service, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Contractor shall be responsible for raking and grooming of mulch areas if made bare by routine maintenance activities.

Contractor shall casually maintain a distance of 10 feet between formally maintained areas and natural areas (including conservation areas) of undesirable vegetation such as wild peppers. Parking lot areas will be kept clean within 15 feet of curbs and planted areas.

B. Weed Control

All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained weed free.

C. Disposal of Debris

All debris shall be disposed of off-site.

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. Storm drains and inlets are to be maintained clear of debris accumulation.

VII. IRRIGATION SYSTEM

Contractor shall be responsible for all programming necessary to properly operate irrigation system and shall provide a monthly irrigation inspection and submit an associated monthly irrigation report to management each month.

A. Irrigation Inspection and Management

1. Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times, the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.
2. Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.
3. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.
4. Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.
2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.
5. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any

irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner. The Owner shall supply all material.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use.

VIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

- A.** All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern.
- B.** Contractor will be responsible for applying chemicals and fertilizers in accordance with Federal, State and County laws and ordinances. Contractor is totally responsible for furnishing the District with healthy, vigorous plant material throughout the term of the contract.
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E.** Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.
- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

EXHIBIT 5

AGENDA



(863) 781-2277 ph

(941) 776-0857 fax

<u>PROPOSAL SUBMITTED TO</u> DG Farms/Sereno	<u>PHONE</u>	<u>DATE</u> 8/20/2025
<u>STREET</u>	<u>JOB NAME</u> Gate Strike Repair	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Exit outside drive gate	
<u>ARCHITECT</u> CJK	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:	QTY	PRICE	TOTAL
Field weld repair and spray paint	1	\$450.00	\$450.00
Aluminum pickets	1	\$100.00	\$100.00
TOTAL			\$550.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: **50% Deposit upon acceptance. Paid in full upon completion.**

Due to the world CoVid 19 Shutdown, The US manufacturing has extended delays of several weeks and expected to continue for several months. Please allow ample time between contract and installation in panning your schedule.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:

Fax To:

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

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

Signature

Printed Name _____

Date of Acceptance

Desired Start Date:

EXHIBIT 6

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the DG Farms Community Development
5 District was held on Monday, November 10, 2025 at 6:00 p.m. at the Holiday Inn Express & Suites, 226
6 Teco Road, Ruskin, Florida 33701.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Don Reichard	Board Supervisor, Chairman
11 Rob Mendoza	Board Supervisor, Vice Chairman
12 Andrew Alexandre	Board Supervisor, Assistant Secretary
13 Jeff Duzzny	Board Supervisor, Assistant Secretary
14 Carolyn Schwalm	Board Supervisor, Assistant Secretary

15 Also present were:

16 Andy Mendenhall	District Manager, Kai
17 Gary Schwartz	Field Service Manager, Kai
18 Greg Woodcock (<i>via Zoom</i>)	District Engineer, Stantec
19 Whitney Sousa (<i>via Zoom</i>)	District Counsel
20 Kendall Hahn (<i>via Zoom</i>)	Vice President, MBS Capital Market

21 **SECOND ORDER OF BUSINESS – Audience Comments**

22 None

23 **THIRD ORDER OF BUSINESS – Business Items**

24 A. Exhibit 1: Presentation: MBS Capital Markets – Series 2016 Refunding Proposal

25 1. Exhibit 2: Consideration/Acceptance of Supplement to Investment Banking Agreement
26 (IBA)

27 Ms. Hahn stated that MBS Capital Markets handled many Florida CDD refinancings. Summarized
28 the 2016 bonds and stated that a tax exempt refinancing could occur on February first of 2026.

29 She noted that their work were contingency based with no upfront cost and that they would solicit
30 banks and review the market, while the Board would always make the final decision.

31 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
32 **accepted the Supplement to Investment Banking Agreement (IBA)**, for the DG Farms Community
33 Development District.

34 **FOURTH ORDER OF BUSINESS – Staff & Vendor Reports**

35 A. District Counsel

36 Ms. Sousa informed the Board that a new law required a review of all rules every five years. She
37 stated that she was working with Mr. Mendenhall to prepare the required list by January one and
38 that updated Rules of Procedure would be presented next year.

39 B. District Engineer

40 1. Exhibit 3: Consideration/Approval of All Weather Court Repair Proposal (Asphalt) –
41 Welch Tennis Courts - \$12,900.00

2. Exhibit 4: Sereno Clubhouse – Tennis Court Improvements (Curbing)

Mr. Woodcock presented a \$12,900.00 proposal from Welch Tennis Courts to repair cracks and divots. Mr. Woodcock suggested obtaining a full cost to restore the court properly and add pickleball striping for \$1,200.00, but it was emphasized that one company should complete all work to avoid errors.

Mr. Woodcock reported that he had reached out to multiple fencing and civil contractors regarding the bridge repairs. He received a proposal from ADS, estimating \$18,500.00 to repair the south side fence and \$54,000.00 to remove and replace the north side fence and caps, totaling \$72,500.00. He noted that the north side were in poor condition and recommended replacement, while the south side could likely be repaired.

C. Field Service Manager

1. Exhibit 5: October 2025 Report

2. Exhibit 6: BrightView – Landscape Report dated 10/27/2025

a. Exhibit 7: Consideration/Approval of Landscape Renovation Proposal (Pool Area)
- \$4,136.33

Mr. Schwartz reported limited response from Hillsborough County about the median turf but noted improvement using BrightView's protocol for fungus. Mr. Mendenhall shared a proposal for removing dead clippings and applying fertilizer and insecticide, which Mr. Mendoza said were far cheaper than replacing the strip.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the proposal to remove dead clippings and application of fertilizer in the amount of \$628.00**, for the DG Farms Community Development District.

Mr. Reichard asked about the roof work schedule. Mr. Mendenhall explained that the project could be scheduled once the signed contract was received. Mr. Schwartz noted he had heard from the roofer a few days prior.

Mr. Mendenhall shared a proposal from BrightView to remove blue daisies by the monument wall and install variegated Confederate Jasmine but suggested the Board might wait before proceeding. Mr. Duzzny asked about planting near the entry office and damage to the block wall. Mr. Reichard and Mr. Mendoza discussed postponing painting until warmer weather, targeting March or April, and considered whether to include the amenity center. Another supervisor recommended waiting on the amenity center work until the following budget year, which the Board agreed with.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the proposal from BrightView for Bed Renovation in the amount of \$487.50**, for the DG Farms Community Development District.

D. District Manager

1. Discussion: Landscaping Services Request for Proposals (RFP)

Mr. Mendenhall led discussion on the Landscape Services RFP, reviewing the existing contract and specifications. He explained the public bidding process, including advertisement, bid submissions, public opening, grading criteria, and contract negotiation. Mr. Reichard emphasized detailed specifications, like tree heights, mowing frequency, and seasonal adjustments.

Mr. Mendenhall added requesting top three current and past contracts, including any terminations and contract values, helps assess capability. They agreed to compile a detailed draft RFP for review before the next meeting.

The Board praised Luis for his work.

A supervisor asked about front gate lights. Mr. Mendenhall said they're awaiting a placement grid from the engineer, expected by week's end.

Supervisors raised concerns about people misusing the exit, parking hazards, and limited enforcement. Gate repairs are monitored and notified.

FIFTH ORDER OF BUSINESS – Consent Agenda Items

A. Ratification of Proposals – BrightView

1. Exhibit 8: Decoder, Solenoid, and Rotor Replacement - \$841.24
2. Exhibit 9: Wire Repair and Valve Replacement - \$905.00
3. Exhibit 10: Tree Staking - \$150.00

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **ratified Proposals: Decoder, Solenoid, and Rotor Replacement, Wire Repair and Valve Replacement, and Tree Staking in the amount of \$841.24, \$905.00, and \$150.00, respectively**, for the DG Farms Community Development District.

B. Exhibit 11: Consideration/Approval of the October 13, 2025, Regular Meeting Minutes

On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved the October 13, 2025, Regular Meeting Minutes**, for the DG Farms Community Development District.

C. Exhibit 12: Consideration/Acceptance of the September 2025 Unaudited Financial Statements

On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **accepted the September 2025 Unaudited Financial Statements**, for the DG Farms Community Development District.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)

A resident expressed frustration about not being notified of an HOA.

Residents raised concerns about weekend street parking.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved to move the towing hours operation from 10:00 p.m. through 6:00 a.m.,** for the DG Farms Community Development District.

A resident suggested a covered area for kids to wait safely. Board members noted budget limits, potential vandalism, and county approval needed. Mr. Mendenhall recommended organized resident advocacy to push the county for improvements.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

Ms. Schwalm proposed creating a reference binder for the amenity center, starting with the pool attendant section, including rules, procedures, and contact info. She suggested expanding it to cover

120 all amenities for quick staff reference. Mr. Reichard emphasized including existing rules. Mr.
121 Mendenhall advised feedback be submitted as bullet points. It was also suggested involving Ms.
122 Urbina and the current pool attendant for additional input

123 Mr. Duzzny asked for an update on procedures for handling rule violations. Mr. Mendenhall
124 explained the process is already in place: when someone breaks a rule, they receive a suspension
125 letter and may appear before the board.

126 Mr. Mendoza said the middle entrance sign is too small. Residents told him they don't even notice
127 it. He recommended installing a larger sign.

128 Mr. Alexandre noted that the community used to have a speed-limit sign, but it was never replaced
129 after a driver hit the column; only the towing sign was put back. Mr. Reichard said he sent a photo
130 and discussed replacing the speed-limit sign. He suggested posting 25 mph unless otherwise stated.
131 Mr. Duzzny explained that state and county rules set default speeds at 30 mph in residential areas,
132 and lowering it to 25 mph requires county approval.

133 Mr. Mendoza said his final concern is the constant trash left at the tennis and basketball courts, and
134 he's tired of seeing the mess.

135 **EIGHTH ORDER OF BUSINESS – Adjournment**

136 On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board
137 **adjourned the meeting**, for the DG Farms Community Development District.

138 _____
Signature

Printed Name

139 **Title:** ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 7

AGENDA

ANNUAL PERFORMANCE REPORT

Pursuant to Section 189.0694, Florida Statutes

Fiscal Year: 2024–2025

1. Executive Summary

This Annual Performance Report summarizes the District's operational performance, statutory compliance, and progress toward adopted Goals & Objectives. All goals were achieved.

2. District Overview

The District is a governmental entity responsible for financing, operating, and maintaining public infrastructure, stormwater facilities, landscaping, and community assets.

3. Goals & Objectives Performance Summary

3.1 Community Communication & Engagement

Goal 1.1 – Public Meetings Compliance: **Achieved**

Goal 1.2 – Notice of Meetings Compliance: **Achieved**

Goal 1.3 – Access to Records: **Achieved**

3.2 Infrastructure & Facilities Maintenance

Goal 2.1 – Site Inspections: **Achieved**

3.3 Financial Transparency & Accountability

Goal 3.1 – Budget Preparation & Adoption: **Achieved**

Goal 3.2 – Financial Reports: **Achieved**

Goal 3.3 – Annual Financial Audit: **Achieved**

4. Summary Conclusion

All goals and objectives were successfully met. The District continued to maintain compliance, transparency, and efficient operations.

Kai Community Development Services