

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Monday, July 13, 2026
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, July 13, 2026, 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, July 13, 2026

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	
Jessica McCarter	Assistant Secretary	
Carolyn Schwalm	Assistant Secretary	

Regular Meeting

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. Consideration/Approval of Professional Services Agreement Change Order (Total) - \$25,000.00

Exhibit 1

C. Field Service Manager

1. Safety Culture Report conducted on June 29, 2026

Exhibit 2

2. Consideration/Approval of Proposals

a. Cooper Pools

- i. Repairs - \$3,677.72

Exhibit 3

- ii. Pool Maintenance Service Agreement - \$2,665.00 (3 visits/wk)

Exhibit 4

b. Wildlife Trapping

- i. Rocket Pest Control - \$2,089.00 (2 weeks)

Exhibit 5

- ii. Rodent Solutions - \$799.00 (5 visits)

Exhibit 6

D. District Manager

1. Presentation Kai 360 – Janie Linscott

IV. Consent Agenda Items

- A. Consideration/Approval of the June 8, 2026, Regular Meeting Minutes

Exhibit 7

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2026-1 Date 12 February 2026

"Stantec" Stantec Consulting Services, Inc.
Stantec Project # 238202064
20215 Cortez Blvd., Brooksville FL 34601
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

Client DG Farms Community Development District
Client Project # 238202064
2502 N Rocky Point Drive
Suite 1000
Tampa, FL 33607
Ph: (813) 565-4663
email: andy@hikai.com

Project Name and Location: DG Farms Community Development District, Florida

In accordance with the original Professional Services Agreement dated 12 November 2022 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Table with 2 columns: Description, Amount. Rows: Total fees this Change Order (\$ 10,000.00), Original agreement amount (\$ 15,000.00), Total Agreement (\$ 25,000.00)

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Stantec Consulting Services, Inc.

DG Farms Community Development District

Greg Woodcock, PE
Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

EXHIBIT 2

AGENDA

DG Farms CDD

Luis Martinez

Complete

Score	139 / 160 (86.88%)	Flagged items	3	Actions	3
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29 Jun 2026 11:08 EDT

Prepared by

Luis Martinez

Ponds

40 / 48 (83.33%)

Ponds 1

3 / 3 (100%)

Ponds

Good

Water levels are low, with minor algae buildup visible along the shoreline. The fountain is operational and functioning properly.



Photo 1



Photo 2

Pond Location

Front Entrance Sereno Bridge Boulevard

Ponds 2

2 / 3 (66.67%)

Ponds

Fair

Pond: Water levels are low due to the current drought conditions, with exposed pond banks. Recommend routine shoreline maintenance and continued monitoring.



Photo 3



Photo 4

Pond Location

Sereno Bridge Boulevard

Ponds 3

2 / 3 (66.67%)

Ponds

Fair

Water levels are low due to drought conditions. Minimal debris observed; pond is currently inaccessible from the bank for routine maintenance.



Photo 5



Photo 6

Pond Location

Corner Of Sereno Bridge
Boulevard/ Emerald Balossom
Boulevard

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 7



Photo 8

Pond Location

Behind Brickwood Rise Drive

Ponds 5

2 / 3 (66.67%)

Ponds

Fair

Water levels are low, minimal trash around pond bank. Will remove next site visit



Photo 9



Photo 10

Pond Location

Middle Of Brickwood Rise Drive

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 11



Photo 12

Pond Location

Behind Sable Chime Drive

Ponds 7

3 / 3 (100%)

Ponds

Good

Water levels are low due to weather conditions. Minimal trash around Pond Bank, will remove next site visit

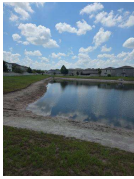


Photo 13



Photo 14

Pond Location

Middle Of Sable Chime Drive

Ponds 8

2 / 3 (66.67%)

Ponds

Fair

Water levels low, minimal trash on pond bank.



Photo 15



Photo 16

Pond Location

Treasure Point Drive

Ponds 9

3 / 3 (100%)

Ponds

Good

Pond Condition:

The pond is in good condition with clear water and minimal debris. The pond banks need to be mowed to maintain proper appearance and access. This issue has already been reported to RedTree for completion.



Photo 17



Photo 18

Pond Location

Middle Of Ivory Stone Drive

Ponds 10

2 / 3 (66.67%)

Ponds

Fair

Pond Condition:

The pond is in fair condition with algae buildup, adequate water levels, and minimal debris. The pond banks need to be mowed to maintain proper appearance and access. This issue has already been reported to RedTree for completion.



Photo 19



Photo 20

Pond Location

Behind Ivory Stone Drive

Ponds 11

3 / 3 (100%)

Ponds

Good

Minimal trash around Pond Bank, will try to remove next site visit



Photo 21



Photo 22

Pond Location

Behind Ivory Stone Drive

Ponds 12

2 / 3 (66.67%)

Ponds

Fair

Water levels are low due to weather conditions.



Photo 23



Photo 24

Pond Location

Corner Of Emerald Blossom Boulevard/ Pendola Rock Way

Ponds 13

2 / 3 (66.67%)

Ponds

Fair

Water level is low, fountain is operational



Photo 25



Photo 26

Pond Location

Middle Of Little Garden Drive

Ponds 14

2 / 3 (66.67%)

Ponds

Fair

Water levels are low, minimal trash around Pond Bank.

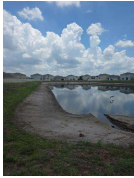


Photo 27

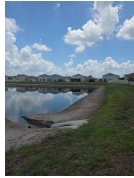


Photo 28

Pond Location

Middle Of Mosaic Oar Dr

Ponds 15

3 / 3 (100%)

Ponds

Good



Photo 29



Photo 30

Pond Location

Middle Of Windmill Forge Pass

Ponds 16

3 / 3 (100%)

Ponds

Good



Photo 31



Photo 32



Photo 33



Photo 34

Pond Location

Behind/ Around Amenity Center

Landscaping

3 flagged, 3 actions, 56 / 66 (84.85%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good

Minimal weeds and flower bed, requested Red Tree to remove weeds



Photo 35



Photo 36

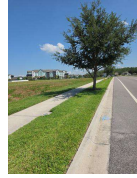


Photo 37

Landscaping Location

Front Entrance Sereno Bridge Boulevard

Landscaping 2

3 / 3 (100%)

Landscaping

Good

Fountain is operational.



Photo 38



Photo 39



Photo 40

Landscaping Location

Bella Armonia/Sereno Bridge Boulevard

Landscaping 3

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 41

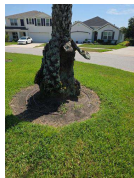


Photo 42

To do | Assignee: Luis Martinez | Priority: High | Due: 17 Jul 2026 11:20 EDT | Created by: Luis Martinez

Sylvester palm removal

Palm Tree: The palm tree is exhibiting symptoms consistent with Lethal Bronzing Disease. The tree has been scheduled for removal; Red Tree stated they will be removing this palm tree in July no official date has been scheduled yet

Landscaping Location

Bella Armonia Circle

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 43



Photo 44



Photo 45



Photo 46

Landscaping Location

On Sereno Bridge Boulevard

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 47

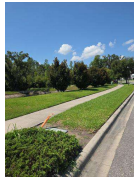


Photo 48



Photo 49

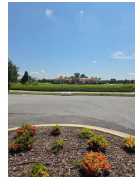


Photo 50

Landscaping Location

Emerald Blossom Boulevard/
Sereno Bridge Boulevard

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair

Recommend installing additional Creeping juniper to fill in sparse areas and improve the overall appearance of the landscape. I requested a proposal to fill in landscaping



Photo 51



Photo 52



Photo 53

Landscaping Location

On Emerald Blossom Boulevard/
Sereno Bridge Boulevard

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61

Landscaping Location

Landscaping At Entry Gate On Emerald Blossom Boulevard

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 62



Photo 63



Photo 64

Landscaping Location

Landscaping Behind Entry Gate On Emerald Blossom Boulevard

Landscaping 9

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 65



Photo 66



Photo 67



Photo 68

To do | Assignee: Luis Martinez | Priority: High | Due: 6 Jul 2026 12:04 EDT | Created by: Luis Martinez

the bridge railing support structure in poor condition

Bridge Railing Condition:

The bridge railing and supporting structure remain in poor condition, with significant mortar deterioration, cracking, and separation throughout the wall. The Board has already approved the necessary repairs, and the project is currently in the hands of the District Engineer and the insurance company for final coordination before work proceeds.

Landscaping Location

On Emerald Blossom Trail/ Near Amenity Center

Landscaping 10

3 / 3 (100%)

Landscaping

Good



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

Landscaping Location

On Emerald Blossom Boulevard/Brickwood Rise Drive

Landscaping 11

3 / 3 (100%)

Landscaping

Good



Photo 76



Photo 77



Photo 78

Landscaping Location

Landscaping 12

3 / 3 (100%)

Landscaping

Good



Photo 79



Photo 80

Landscaping Location

Emerald Blossom Blvd/Linden Leaf Ct

Landscaping 13

3 / 3 (100%)

Landscaping

Good



Photo 81



Photo 82

Landscaping Location

Treasure Point Drive Cul-de-sac

Landscaping 14

3 / 3 (100%)

Landscaping

Good



Photo 83



Photo 84



Photo 85

Landscaping Location

On Emerald Blossom Boulevard/
Jagged Cloud Drive

Landscaping 15

3 / 3 (100%)

Landscaping

Good



Photo 86

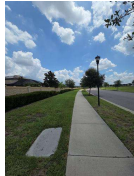


Photo 87



Photo 88

Landscaping Location

On Emerald Blossom Boulevard/
Cool Peach Way

Landscaping 16

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 89



Photo 90

To do | Assignee: Luis Martinez | Priority: High | Due: 10 Jul 2026 13:09 EDT | Created by: Luis Martinez

Dead oak tree

scheduled to be by Red Tree, No official date has been set

Landscaping Location

Pendola Rock Way

Landscaping 17

3 / 3 (100%)

Landscaping

Good



Photo 91



Photo 92

Landscaping Location

Pendola Rock Way

Landscaping 18

2 / 3 (66.67%)

Landscaping

Fair



Photo 93



Photo 94

Landscaping Location

Little Garden Drive Cul-De-Sac

Landscaping 19

2 / 3 (66.67%)

Landscaping

Fair

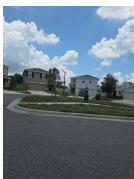


Photo 95



Photo 96

Landscaping Location

Mosaic Oar Drive Cul-De-Sac

Landscaping 20

2 / 3 (66.67%)

Landscaping

Fair



Photo 97

Landscaping Location

Mosaic Oar Drive Cul-De-Sac

Landscaping 21

3 / 3 (100%)

Landscaping

Good



Photo 98

Landscaping Location

Windmill Forge Pass Cul-De-Sac

Landscaping 22

3 / 3 (100%)

Landscaping

Good



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110

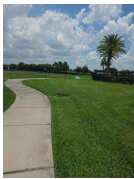


Photo 111

Landscaping Location

Amenity Center Perimeter Landscaping

Mailbox

Good



Photo 112



Photo 113

Mailbox Location

Amenity Center Parking Lot

Streetlights

Working



Photo 114



Photo 115



Photo 116

Streetlights Location

Throughout The Community

Entrance Monuments

Good

The tower appears to be in good overall condition. Recommend pressure washing to remove dirt, mildew, and surface staining and improve its overall appearance.



Photo 117



Photo 118



Photo 119

Entrance Monuments - Secondary

Good

Call box looks to be operational with no signs of any vandalism. Location front entry gate Emerald Blossom Boulevard



Photo 120



Photo 121



Photo 122

Gates

Good



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129

Gates - Secondary

Good

Sidewalks

Good



Photo 130



Photo 131



Photo 132

Sidewalks Location

Throughout The Community

Common Area Fence

Good



Photo 133



Photo 134



Photo 135



Photo 136

Roads

Fair

Road Condition:

The roadway is in fair condition, with cracking and deterioration visible around the utility structure.

Recommend monitoring and asphalt repairs to prevent further pavement degradation. Location on Emerald Blossom Boulevard just passed Jagged Cloud Drive

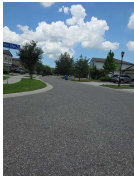


Photo 137



Photo 138



Photo 139



Photo 140



Photo 141

Roads Location

Throughout The Community

Amenities

19 / 21 (90.48%)

Amenities 1

19 / 21 (90.48%)

Basketball Court

Fair

The flooring could use a resurface, basketball rim showing signs of rust.



Photo 142



Photo 143

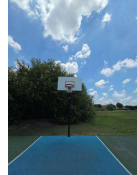


Photo 144

Tennis Court

Fair

Tennis Court Condition:

Cracking and surface deterioration are present around the fence line due to erosion and ground movement.

The CDD Board has already approved the repairs, and the project is currently in the hands of the District Engineer and the insurance company for final coordination before work proceeds.



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149

Clubhouse

Good



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158

Clubhouse Restroom

Good

Waiting on proposal to install bathroom accessories.

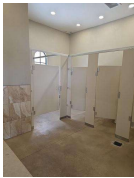


Photo 159

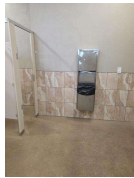


Photo 160

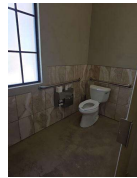


Photo 161

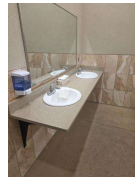


Photo 162



Photo 163



Photo 164



Photo 165

Pool

Good



Photo 166

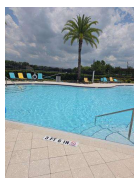


Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174

Tot Lot

Good



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179

Dog Park

Good



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184

WiFi Speed at Clubhouse



Photo 185



Photo 186

Sign Off

29 Jun 2026 13:42 EDT

Flagged items & Actions

3 flagged, 3 actions

Flagged items

3 flagged, 3 actions

Page 1: Initial questions / Landscaping / Landscaping 3

Landscaping

Poor



Photo 41

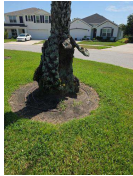


Photo 42

To do | Assignee: Luis Martinez | Priority: High | Due: 17 Jul 2026 11:20 EDT | Created by: Luis Martinez

Sylvester palm removal

Palm Tree: The palm tree is exhibiting symptoms consistent with Lethal Bronzing Disease. The tree has been scheduled for removal; Red Tree stated they will be removing this palm tree in July no official date has been scheduled yet

Page 1: Initial questions / Landscaping / Landscaping 9

Landscaping

Poor



Photo 65



Photo 66



Photo 67



Photo 68

To do | Assignee: Luis Martinez | Priority: High | Due: 6 Jul 2026 12:04 EDT | Created by: Luis Martinez

the bridge railing support structure in poor condition

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Page 1: Initial questions / Landscaping / Landscaping 16

Landscaping

Poor



Photo 89

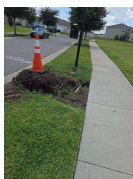


Photo 90

To do | Assignee: Luis Martinez | Priority: High | Due: 10 Jul 2026 13:09 EDT | Created by:

Luis Martinez

Dead oak tree

scheduled to be by Red Tree, No official date has been set

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



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Photo 68



Photo 69



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Photo 91



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Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186

EXHIBIT 3

AGENDA

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
<https://cooperpoolsinc.com/>

QUOTE

Quote Number
888

Quote Total
\$3,677.72

Bill To:

Sereno Club House
16568 Emerald Blossom Blvd
Wimauma, FL 33598

Quote Date

July 2, 2026

Expiration Date

August 2, 2026

LOCATION: 16568 Emerald Blossom Blvd, Wimauma

Item	Description	Qty	Rate	Amount
FC-9750 17.5"X24" ANTHONY RECTANGULAR DE FILTER GRID	17.5"X24" ANTHONY RECTANGULAR DE FILTER GRID	50	69.41	3,470.50
Gas Shock 115lb	Gas Shock 115lb	1	63.22	63.22
Gas Shock Locking 115lb	Gas Shock Locking 115lb	1	100.99	100.99
Flat Mount Bracket	Flat Mount Bracket	1	43.01	43.01

Subtotal \$3,677.72

Tax \$0.00

Quote Total **\$3,677.72**

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date



Cooper Pools

844-766-5256

EXHIBIT 4

AGENDA



COMMERCIAL POOL MAINTENANCE SERVICE AGREEMENT

Florida Contractor License: CPC1459240

This Commercial Pool Maintenance Service Agreement ("Agreement") is entered into on July 2 2026, by and between: **Contractor: Cooper Pools Inc.**

Customer: DG Farms Pool

Property Name: Sereno Club

Service Address: 16550 Emerald Blossom Blvd

City/State/Zip: Wimauma, FL 33598

Phone: 813-460-0147

Email: luis@hikai.com

1. TERM OF AGREEMENT

This Agreement shall commence on the Effective Date and continue for an initial term of twelve (12) months.

Following the initial term, this Agreement shall automatically renew on a month-to-month basis unless either party provides thirty (30) days written notice of termination.

Contractor reserves the right to adjust service rates annually or when substantial increases occur in labor, fuel, insurance, chemical, regulatory, or operating costs. Contractor shall provide Customer with thirty (30) days written notice of any rate adjustment.

2. SCOPE OF SERVICES

Contractor shall provide commercial swimming pool maintenance services according to the agreed service schedule.

Services may include:

- Skimming pool surface and removal of debris
- Cleaning tile as necessary
- Brushing walls and floors as necessary
- Emptying skimmer and pump baskets
- Vacuuming pool as needed
- Inspecting pool equipment
- Backwashing and cleaning filters as needed
- Water chemistry testing and adjustment
- Maintaining proper sanitizer levels
- Monitoring circulation and filtration systems
- Netting decorative fountains or water features when applicable

- Reporting equipment deficiencies or repair needs

Contractor shall perform services in accordance with industry standards and applicable Florida Department of Health regulations.

3. CHEMICALS INCLUDED

The following chemicals are included unless otherwise stated:

- Liquid Chlorine
- Muriatic Acid
- Soda Ash
- Sodium Bicarbonate
- Calcium Chloride
- Cyanuric Acid

The following are not included and may be billed separately:

- Algaecides
- Phosphate Removers
- Enzyme Treatments
- Metal Sequestrants
- Flocculants
- Specialty Water Treatments
- Emergency Sanitization Chemicals

Extraordinary chemical demand caused by storms, contamination, algae blooms, vandalism, fecal incidents, excessive bather loads, construction activity, or water replacement shall be billed separately.

4. CUSTOMER RESPONSIBILITIES

Customer shall:

- Maintain all required operating permits.
- Ensure unrestricted access to pool and equipment areas.
- Maintain water levels when auto-fill systems are not present.
- Secure pool areas from unauthorized access.
- Perform any required Florida Department of Health testing on non-service days unless otherwise contracted.
- Promptly notify Contractor of equipment malfunctions or safety concerns.

Missed service visits caused by locked gates, denied access, construction activities, unsafe conditions, or other customer-related issues shall be considered completed and billable.

5. REPAIRS

Contractor will report repair recommendations to Customer. Emergency repairs necessary to prevent equipment damage, flooding, health hazards, or regulatory violations may be authorized by Contractor up to \$250 without prior approval. Costs exceeding this amount shall require Customer approval whenever practical. All repairs and replacement parts are billed separately from routine maintenance services. Current repair labor rate: \$200 per hour.

6. SERVICE INTERRUPTIONS

Contractor shall not be responsible for service interruptions caused by:

- Hurricanes
- Tropical storms
- Flooding
- Lightning
- Severe weather
- Utility outages
- Governmental restrictions
- Civil emergencies
- Acts of God

Services shall resume as soon as reasonably practical once safe access has been restored. Storm cleanup, debris removal, water restoration, and emergency chemical treatments may be billed separately. Contractor is not responsible for lowering pool water levels before, during, or after storm events unless separately contracted.

7. PRICING

Monthly Service Rate: \$2665.00

Service Frequency: 3 Visit Per Week

Pool Volume: 102460 Gallons Permit Number: 29-60-1586390

8. PAYMENT TERMS

Invoices shall be issued monthly and are due within thirty (30) days of invoice date.

Past due balances shall accrue interest at the rate of 1.5% per month (18% annually) or the maximum amount permitted by Florida law.

Contractor may suspend services when invoices remain unpaid more than fifteen (15) days past due.

Customer agrees to pay all reasonable collection costs, court costs, attorney fees, and expenses incurred in collecting unpaid balances.

A fee of \$35.00 shall be charged for returned checks.

9. LIMITATION OF LIABILITY

Contractor shall not be liable for:

- Equipment failure due to age or manufacturer defects
- Structural failures
- Underground leaks
- Pool shell damage
- Deck damage
- Vandalism
- Theft
- Acts of nature
- Improper operation by third parties
- Water loss

- Regulatory violations occurring outside Contractor service visits

Under no circumstances shall Contractor's liability exceed the total fees paid by Customer during the three (3) months preceding the event giving rise to the claim. Contractor shall not be liable for consequential, incidental, special, or indirect damages.

10. INDEMNIFICATION

Customer agrees to indemnify, defend, and hold harmless Contractor, its officers, employees, and agents from claims, damages, losses, liabilities, and expenses arising from:

- Unsafe property conditions
- Customer negligence
- Third-party actions
- Vandalism
- Improper use of the facility
- Conditions outside Contractor's control

11. INSURANCE

Contractor maintains:

- Commercial General Liability Insurance
- Workers' Compensation Insurance
- Commercial Automobile Liability Insurance

Certificates of Insurance shall be provided upon written request.

12. TERMINATION

Either party may terminate this Agreement upon thirty (30) days written notice.

Customer shall remain responsible for all unpaid invoices, approved repairs, chemical charges, and services performed prior to termination.

13. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be located in the county where the serviced property is located unless otherwise agreed by the parties.

ACCEPTANCE

CUSTOMER: Company Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

CONTRACTOR: Cooper Pools Inc.

Representative: Bob Bowling Title: VP of Operations

Signature: _____

Date: July 2, 2026

EXHIBIT 5

AGENDA



GoRocketPest.com
888-737-8001

RODENT & WILDLIFE SERVICE AGREEMENT

CUSTOMER

Name: Luis Martinez **Service Address:** 16568 EMERALD BLOSSOM BLVD
Billing Address: 16568 EMERALD BLOSSOM BLVD
City: WIMAUMA **State:** FL **Zip:** 33598-4108
State: FL **Zip:** 33598-4108 **Email:** luis@hikai.com
Phone(Home): 813-765-9075 **Phone (Cell):** 813-765-9075

COVERAGE INCLUDES

Bats, Birds, Gophers, Mice, Opossums, Raccoons, Rats, Skunks, Snakes (indoor), and Squirrels.

DESCRIPTION OF SERVICES

Initial Trapping & Exclusion: \$ 2089.00 **Rodent & Wildlife Protection Plan:** \$ 0.00 Monthly

Notes: Install 6 live Wildlife cages around the pool area behind shrubs and out of site. Replace bait in cages every other day traps needs to be checked daily if something is in cages call is to come out to remove and reset the traps on the weekends if no technician is work I ng the traps will be closed over the weekend then reset on Monday this will be for 2 weeks 10 days

This is a Rodent & Wildlife Service Agreement ("Agreement") between Rocket Pest Control ("Company") and the above named Customer ("Customer") for the control of the above listed rodents & wildlife.

Trapping & Exclusion: This service includes removal of target rodents and wildlife and repairs made to exclude them from the Service Structure(s).

Rodent & Wildlife Protection Plan: This Service generally includes sealing up holes, trapping and removal, rodent baiting, and regular inspections. A one-time exclusion may be performed to seal up accessible holes around the roof line, soffits, chimneys and foundation. Trapping and removal is performed twice a week in the initial weeks once Service is started, however, Company does not guarantee that any Targets will be caught in these traps. Company will suspend trapping and removal activities based on the activity level of the Targets. Generally, trapping and removal activities are suspended after three (3) Service visits, as there will usually be insignificant Target activity at such time. Trapping and removal activities will remain suspended until Customer reports additional significant Target activity.

This Service may also include the installation of rodent bait and inspection locking rodent boxes around the perimeter of the structure. Inside bait is secured on rods. Boxes have a block inside to prevent relocation by rodents or other animals. Stations are checked and re-baited on a scheduled basis.

By signing this agreement, the customer authorizes Rocket Pest Control to make a one-time withdrawal in the amount of the Initial Trapping & Exclusion from the credit/debit card or bank account on file. The customer also authorizes automatic monthly withdrawals in the amount of the Rodent & Wildlife Protection Plan from the credit/debit card or bank account on file.

Electronic Statements (for customers who reside in Georgia) In accordance with state regulations, pest control companies have a responsibility to provide you with a record every time a pesticide product and/or pest system is applied. This record is required to be provided to the property owner, resident, or custodian of the property. This record may include post-application precautionary information. Licensed and regulated by the Georgia Department of Agriculture, 19 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334 (404) 656-3641. I understand and request that my pesticide use records be provided or made available to me electronically.

Initial: _____ Date: 06/19/2022

The Buyer's Right to Cancel - you, the buyer, may cancel this transaction at anytime prior to midnight on the third business day after the date of this transaction. Cancellation notice must be in writing by midnight of the third business day.

See additional Terms & Conditions on second page.

Mike Hawkins

ROCKET PEST CONTROL REPRESENTATIVE

CUSTOMER SIGNATURE

06/19/2026

DATE

TERMS & CONDITIONS

COMPANY AND CUSTOMER AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

CUSTOMER UNDERSTANDS THAT: (i) RODENTS, RATS, WILDLIFE, AND OTHER SUCH ANIMALS MAY INHERENTLY CARRY DISEASE, INFLECT PERSONAL INJURY, AND CAUSE PROPERTY DAMAGE; (ii) WHETHER TRAPPED OR UNTRAPPED, SUCH ANIMALS MAY URINATE, DEFECATE, RELEASE ODORS, AND ULTIMATELY EXPIRE ON CUSTOMER'S PROPERTY; (iii) TRAPPED ANIMALS MAY ESCAPE FROM THEIR TRAPS BEFORE COMPANY CAN REMOVE THEM FROM CUSTOMER'S PROPERTY, CAUSING DISEASE, PERSONAL INJURY, AND PROPERTY DAMAGE TO CUSTOMER AND OTHERS; AND (iv) TRAPPED ANIMALS MAY ESCAPE AS THEY ARE BEING REMOVED FROM CUSTOMER'S PROPERTY, CAUSING DISEASE, PERSONAL INJURY, AND PROPERTY DAMAGE TO CUSTOMER AND OTHERS.

CUSTOMER HEREBY VOLUNTARILY AND KNOWINGLY ASSUMES ALL SUCH RISKS, AND, AS BETWEEN CUSTOMER AND COMPANY, CUSTOMER AGREES TO BE SOLELY RESPONSIBLE FOR ANY LOSSES, CLAIMS, DAMAGES, OR LIABILITIES ARISING FROM OR RELATING TO SUCH RISKS

1.SPECIFIC EXCLUSIONS: Customer agrees that this Agreement does not cover and Company shall not be responsible or liable for any of the following:

- a) The exclusion or trapping of rodents or wildlife not included for service under this Agreement.
- b) Performing the exclusion service in inaccessible areas of the Structure(s).
- c) Personal injuries or property damages (to include pets) of any nature arising from contact with any rodent or wildlife or Company's service components.
- d) This Agreement does not guarantee against rodent or wildlife damage, present or future, to the Structure(s) and its contents, including their attendant contents, or provide for any repairs or compensation for same.
- e) Any odors, smell, scent or damage associated with the death and/or decay of rodents or wildlife, when such death and/or decay occurs in inaccessible areas, including but not limited to attics, crawl spaces, behind walls and under flooring.
- f) The treatment for any insect infestations associated with rodent or wildlife intrusions into the Structure(s)
- g) Damages caused by Company to trees, shrubs, flowers, sprinkler systems or portions of Structure(s) that interfere with the completion of its service
- h) Any deterioration, such as damaged or rotted wood, to the Service Structure(s) is not covered under this Agreement. Exclusion repairs performed by the Customer, outside contractor or any other person than the Company that alters the Company's work in any way, will void this Agreement.

2.LIMITATION ON LIABILITY: In the event that any of the exclusions in Paragraph 1 do not apply for any reason, to include the Company's negligence or breach of this Agreement, the Company's liability for any claim whatsoever is limited to a return of the First Year Total Investment Amount indicated on the front of this Agreement. This Agreement is not intended to benefit any person or entity other than the named Customer or subsequent Transferee.

3.MODIFICATIONS OR ALTERATIONS TO STRUCTURE(S): This Agreement only covers the Structure(s) specifically identified on the front page of this Agreement. The Customer shall provide notification to the Company, in writing, prior to any alteration, addition, modification or change to the Structure(s). The Company shall have the right to terminate this Agreement if Customer fails to provide written notice of any alteration, addition, modification or change to the Structure(s). Any additional service, materials or equipment required as the result of any alteration, addition, modification or change to the Structure(s) or disruption of the installed materials or equipment will be provided at Customer's expense. Customer agrees that the Company shall have the right to charge an additional fee or increase the Rodent & Wildlife Protection Plan stated on the front page of this Agreement as a result of such alteration, addition, modification or change to the Structure(s) that occurs while this Agreement is in effect.

4.CHANGE IN LAW: This Agreement shall be interpreted, regulated and adjudicated in accordance with applicable federal, state, and local laws and regulations in existence at the time of execution of this Agreement. Should any federal, state, or local law or regulation change regarding the Company's service(s), materials or equipment, the Company is authorized to take any action necessary to comply with such changes in the law. However, if the Company cannot modify its Agreement, service(s), materials or equipment to comply with such change in the law, then the Company reserves the right to immediately terminate this Agreement.

5.BINDING ARBITRATION: With the exception of matters involving Customer's non-payment for the collection of fees, Customer and Company agree that any and all controversies or claims between them arising out of or relating to this Agreement, or the breach thereof, shall be settled solely and exclusively by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Such arbitration shall be conducted in the county where service is provided using the substantive law of the state. The arbitrator shall be independent, mutually agreed upon, and to the greatest extent possible, be knowledgeable in pest control and building construction matters by education, experience, licensing and training to deal with the issues and claims presented. Neither party shall sue the other where the basis of the suit is or arises out of this Agreement, other than for (1) enforcement of this arbitration provision, (2) appointment of an arbitrator if one cannot be mutually agreed upon, or (3) enforcement of the arbitrator's decision. The Parties agree that the sole and exclusive venue of any suit shall be conducted in the county where service is provided.. All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties. This arbitration provision shall survive cancellation, expiration, or termination of this Agreement.

6.TRANSFERABILITY: This Agreement is transferable to a new owner of the Structure(s) at the Company's discretion. If the Company consents to such transfer, the Company may charge a transfer fee and adjust the Recurring Rodent & Wildlife Protection Plan amount. Company shall have the right to assign all rights including all liabilities and obligations under this Agreement.

7.TERMINATION AND OWNERSHIP OF SYSTEM COMPONENTS: The Company's responsibilities, duties, obligations, and any liabilities under this Agreement shall be terminated if the Company is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Agreement by reasons or circumstances beyond its control or by the Customer's interference or refusal to provide the Company with access to the Service Address or Structure(s). Upon termination of this Agreement for any reason, Customer grants Company permission to enter the Service Address and Structure(s) to recover the Company's service components.

8.ENTIRE AGREEMENT AND SEVERABILITY: Customer and Company agree that any and all controversies or claims between them arising out of or relating to this Agreement, or the breach thereof, shall This Agreement constitutes the entire agreement between the parties and no other representations or statements will be binding upon the parties. Customer further agrees that if any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.

9.PAYMENT TERMS, LATE PAYMENT(S), NON-PAYMENT: For the service provided under this Agreement, Customer agrees to pay the Company the amount on the reverse side of the Agreement at the documented frequency. Failure to pay by such time is cause to terminate service, constitutes default and entitles the Company to start collection proceedings. Customer agrees to pay the Company's collection costs, including court costs and reasonable attorneys' fees as allowed by law.

10.THE GEORGIA PEST CONTROL ACT: requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company.

EXHIBIT 6

AGENDA



Rodent Solutions Inc
 11523 Palm Brush Trail #191
 Bradenton, FL, 34202
 9417040063

SERVICE PROPOSAL

This estimate is valid through Saturday, July 18, 2026.

Customer Details

PRIMARY CONTACT

DG Farms CDD
 16568 Emerald Blossom Blvd
 Wimauma, FL 33598
 (813) 765-9075

BILLING CONTACT

SERVICE ADDRESS

16568 Emerald Blossom Blvd
 Wimauma, FL 33598

Service Details

SERVICE NAME

Wildlife Trapping - DG Farms CDD

LENGTH OF SERVICE AGREEMENT

5 treatments

COVERED PESTS

Other - See Notes, Raccoon

Service Instructions

INITIAL INSTRUCTIONS

Raccoon Trapping for the clubhouse & dumpster area. This service agreement is for 5 visits, starting on Monday and ending on Friday. We will return each day throughout the week to remove any Raccoons that are caught and to reset any traps if necessary. This service agreement does not include a guarantee.

REGULAR INSTRUCTIONS

None

Service Schedule

ESTIMATED SERVICE START DATE

Monday, July 6, 2026

REGULAR SERVICE SCHEDULE

Daily

Payment Detail

INITIAL APPOINTMENT

Service Charge	\$799.00
Tax	\$0.00
Total	\$799.00

REGULAR APPOINTMENT

Service Charge	\$0.00
Tax	\$0.00
Total	\$0.00

Additional Information

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. IF THE CUSTOMER CANCELS THE TRANSACTION BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AND SERVICE WAS RENDERED, THE CUSTOMER IS RESPONSIBLE TO PAY THE DISCOUNT RECEIVED ON THE INITIAL SERVICE.

Signature

I accept this estimate and agree to begin service as outlined herein. I have read and agree to be bound by the terms of this Agreement including the Terms and Conditions below.

X Authorized Signature	Jun 29, 2026 Date	Dennis Stell Representative
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Terms & Conditions

By signing the above agreement you consent to receive marketing messages for new services and promotions. Opt out and notification preferences can be found in the customer portal.

1. Term: This is a twelve-month six-treatment agreement unless otherwise specified in the Length of Service Agreement Section between the Pest Control Company listed in the Company Information Section of this Agreement ("Company") and the Customer. After the initial term of this agreement, the Company will continue to provide Regular Services according to the Service Schedule. The Customer may cancel this agreement by giving 30 days written notice. The Company reserves the right to increase the Regular Service Charge after 12 months from the date of this Service Agreement by up to 5% per year without prior notice. The customer accepts that the quoted pricing on automatically scheduled services may reflect such increases. For price increases of

more than 5% per year, a new contract may be required and/or notice will be sent to the Customer using the email on file.

2. Covered Pests: This service protects your home against the following pests: ghost ants, pharaoh ants, carpenter ants, black crazy ants, big-headed ants, white-footed ants, fire ants (within 5ft of the covered structure), American roaches, Australian roaches, spiders (attached to the covered structure and up to 15 feet high), millipedes, paper wasps (attached to the covered structure), flies, silverfish, gnats (inside only), earwigs, beetles, firebrats, and yellowjackets (attached to the covered structure). Treatment for other pests is available but requires unique treatments and is not included in this agreement. Unless otherwise noted on the front of this agreement, the only covered structure is the main residential home at the service address and excludes other structures and conveyances such as a shed, pool house, guest house, barn, gazebo, or detached garage.

3. Non-Covered Pests: Pests such as fleas, ticks, German roaches, Argentine ants, tawny crazy ants, rodents, vertebrate pests (such as racoons, squirrels, and opossums), drywood termites, subterranean termites, any wood-destroying organism including mold and fungi, bees, hornets, mites, mosquitoes (Exterior), lawn & ornamental pests, bed bugs, and any other pests not listed as covered under this agreement. This agreement only includes treatments to protect the covered structure from covered insects. Pests in the yard, foliage, or landscaping are specifically excluded from this agreement. Customer understands that there is no guarantee against crawling or flying insects or spiders outside the home or business. For these pests, we can only treat what is present on the day we are onsite. Treatment for non-covered pests is available but requires a different service agreement and additional charges.

4. Service: The Company will provide pest control service for twelve months or longer as specified under the terms and conditions of this agreement. This agreement does not guarantee, and the Company does not represent, that covered insects will not return to the Property, nor does the Company guarantee the complete elimination of pests. Following the initial service, the Customer will be given a regular service interval with a five-day variance for weather and scheduling purposes. The Customer agrees to make the premises available for service. We will call/text to inform you of our approximate arrival time. If no one is home on the regular service day, the Company will service the outside of the home or business and send an appointment record to the email on file. The Customer agrees to pay the agreed-upon charge for this outside service. The Company will service the inside of the house at no additional charge if requested by the Customer on the same day as the exterior service. If the Customer requests that the inside always be treated, we must be given access on the scheduled day, or an extra service charge may be applied.

5. Customer Obligations: The Customer understands that service results are relative to and dependent upon the Customer's cooperation regarding housekeeping, sanitation, maintenance, and accessibility of areas to be serviced. The customer agrees to cooperate with the Company as reasonably necessary to facilitate treatment and control and avoid conditions conducive to insect harborage and reproduction. Customer agrees to cooperate with Company during the term of this Agreement by avoiding and eliminating those conditions or factors that might contribute to pest infestations or disrupt the effectiveness of the treatments. These conditions include, but are not to be limited to, construction defects, trash and sanitation issues, buildup of pest harborage sites, and moisture leaks in the structure. The Customer also agrees to inspect incoming items for pre-existing pest infestations. In no event is Company responsible for any additional service or damage to the Structure(s) or its contents resulting from conditions conducive to a pest infestation. Customer agrees to eliminate any conducive conditions identified within thirty (30) days of Company's written notification of such conditions. Customer's failure to eliminate the conducive condition within thirty (30) days of Company's written notification will render this Agreement voidable, in whole or part, by Company without refund.

6. Payment Detail: If Customer fails, for any reason, to make any payment within 30 days from the due date, Company, at its option, may discontinue its services and start collection proceedings. Upon failure to make such payment, the Customer agrees to pay all collection costs, including a reasonable attorney's fee. Further, Customer agrees that the Company is authorized to electronically debit or charge any account that Customer has used for payment to Company or any account that Company has on record for Customer to make any such payment(s), according to the authorizations and conditions of Section 10 of this Agreement.

7. Waivers: Customer expressly waives and releases Company from liability for any claim for personal injury (including stings, bites, or illnesses) to people, both residents at the address and invitees and guests, pets, or other animals that may gain access to the property, and property damage (to the structure or contents) caused by wood-destroying organisms, moles, rats, mice, squirrels, bats, ants, spiders, ticks, fleas, wasps, bees, hornets or other pests listed on the Agreement. EXCEPT AS OTHERWISE PROHIBITED BY LAW, THE COMPANY DISCLAIMS AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, STIGMA AND/OR LOSS OF ENJOYMENT DAMAGES. THE OBLIGATION OF THE COMPANY SPECIFICALLY STATED IN THIS AGREEMENT IS GIVEN IN LIEU OF ANY OTHER OBLIGATION OR RESPONSIBILITY, EXPRESS OR IMPLIED, INCLUDING ANY REPRESENTATION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

8. MANDATORY ARBITRATION: Notwithstanding Rodent Solutions' right to sue for non-payment, Company and Customer agree that any claim, dispute, or controversy ("Claim") between them or against the other or the employees, agents, or assigns of the other, and any Claim arising from or relating to this agreement or the relationships which result from this agreement, including but not limited to any tort or statutory Claim, shall be resolved exclusively by neutral binding arbitration. The arbitrator shall be a licensed legal representative, independent, mutually agreed upon, and to the greatest extent possible, be knowledgeable in pest control and building construction matters by education, experience, licensing and training to deal with the issues and claims presented. The arbitrator shall give effect to any and all waivers, releases, disclaimer, limitations and other terms and conditions of this Contract. Notwithstanding Rodent Solutions' right to sue for non-payment, neither party shall sue the other party with respect to any matter in dispute between the parties other than for enforcement of this arbitration provision or of the arbitrator's decision and a party violating this provision shall pay the other party's costs, including but not limited to, attorney's fees, with respect to such suit and the arbitration award shall so provide. Such arbitration shall be conducted in Sarasota County, Florida, using the substantive law of Florida governing the issue or claim in dispute. All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties, and each party shall be responsible for paying its attorneys' fees, costs, and expenses. Any arbitration hearing at which the parties appear personally will occur at a location within 50 miles of the service location. This arbitration provision shall survive cancellation, expiration, or termination of this Agreement. The arbitrator's power to conduct any arbitration proceeding under this arbitration agreement shall be limited as follows: any arbitration proceeding under this agreement will not be consolidated or joined with any arbitration proceeding under any other agreement or involving any other property or premises, and will not proceed as a class action or private attorney general action. The foregoing prohibition on consolidated, class action, and private attorney general arbitrations is an essential and integral part of this arbitration clause and is not severable from the remainder of the clause. The arbitrator's decision shall be a final and binding resolution of the Claim. This arbitration agreement is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 116. Judgment upon the award may be entered in any court having jurisdiction. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY DISPUTES DECIDED THROUGH ARBITRATION.

9. Chemical Information Warning: Virtually all pesticides have some odor, which may be present for a period of time after application. If Customer or an occupant of the Structure(s) knows, or believes, that he or she may be sensitive to pesticides, the Company recommends that you not have an initial or subsequent service performed at your premises until you have consulted with your family physician. Furthermore, written notice must immediately be provided to the Company prior to any treatment or retreatment performed on the Structure(s). Rodent Solutions reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification represents Customer and occupants' assumption of the risk and waiver of any claims against Company in connection with such sensitivity. Customer further agrees to indemnify, protect and hold harmless Rodent Solutions from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by Customer or other occupants of the Structure(s), if Customer fails to provide the above written notice. The Company will provide information about the chemicals to treat the premises at your request. This will include the entire product label as posted on the manufacturer's website.

10. Automatic Payments: With the Company's Automatic, Electric Funds Transfer and Automatic Card Options, following the Customer's Initial Service or Regular Services, the Customer's credit card, checking account, or bank check card (displaying the Visa or MasterCard logo) will be automatically charged. If the Customer has selected a monthly automatic option after the Customer has paid for the first two services, the Regular Service Charge will be divided into monthly amounts, and the prorated amount will be billed on the first day of each month, starting the month after the second treatment. In the Payment section of this Agreement, if either the Automatic Check Option or the Automatic Card Option has been selected, Customer authorizes Company to initiate debit entries against Customer's credit card, checking account, or bank check card account listed herein for the regularly scheduled services performed as listed in this Agreement and according to the terms and conditions of this agreement. The Customer authorizes the credit card, the checking account, or the bank check card company to accept any debit entries initiated by the Company to be debited from the Customer's account. Further, Customer authorizes the credit card, the checking account, or the bank check card company listed in this Agreement to tender payment to the COMPANY for services rendered when it is charged and to post the payment to Customer's account. The Customer has the right to cancel this automatic payment authorization by submitting to the Company written notice 30 days in advance of the intended termination of this authorization. This authorization will remain in effect until the Company has received that written notification of termination. If this authorization is canceled, the Customer is responsible for copying or notifying the credit card, the checking account, or the bank check card company. Cancellation of the automatic payment authorization does not cancel this Pest Control Service Agreement or the Customer's responsibilities thereunder.

11. Assignment: Customer may not assign this Agreement in whole or in part. Customer agrees that Company may assign or subcontract all or any portion of this Agreement, as well as the Automatic Payment Agreement in Section 10 of this Agreement, without notice to Customer, and any such assignee or subcontractor shall be entitled to the rights, benefits, privileges, and protection afforded to Company under the terms of this Agreement.

12. Limitation on Liability: In the event that any of the exclusions in this Agreement do not apply for any reason, to include company's negligence or breach of this Agreement, Company's liability for any claim whatsoever is limited to the total paid to Company in the previous 12 months. This agreement is not intended to benefit any person or entity other than the named Customer and subsequent Transferee.

13. Transferability: This agreement is transferrable to a new owner of the structure(s) at the Company's discretion. The Company may charge a transfer fee to facilitate this transaction.

14. Governing Laws: This Agreement shall be governed by and shall be construed in accordance with the laws of the State of Florida. Should any federal, state, or local law or regulation change affecting this Agreement or the services or treatment provided thereunder, company is authorized to take any action necessary to bring itself into compliance with said laws. If company cannot modify the terms of this Agreement or its services or treatment in order to comply with such change in the law, then company reserves the right to immediately terminate this Agreement

15. Non-Payment/Right to Lien: Notwithstanding any provision within this Agreement to the contrary, company may initiate a legal action to recover all unpaid balances. In the event a collection service is utilized or legal action becomes necessary to recover unpaid balances, Customer will be responsible to pay all expenses associated with said collection, including attorney's fees and costs. In the event that Customer fails to pay any sum due and owed under the terms of this Agreement, company has the right to immediately place a lien on Customer's property at the maximum interest allowed by law and terminate this Agreement.

16. Entire Agreement: Customer acknowledges that the only terms and conditions of this agreement are those stated within this document and that there are no other terms, written or oral, or provisions that apply other than those printed herein. If any provisions or portions thereof, of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement.

EXHIBIT 7

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, June 8, 2026 at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco
6 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	Jessica McCarter	Board Supervisor, Assistant Secretary
14	Carolyn Schwalm	Board Supervisor, Assistant Secretary

15 Also present were:

16	Andy Mendenhall	District Manager, Kai
17	Luis Martinez	Field Manager, Kai
18	Adriana Urbina	Community Director, Kai
19	Greg Woodcock (<i>Virtual</i>)	District Engineer, Stantec

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

21 None

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

23 A. Exhibit 1: Consideration of Seat 4 Candidates

- 24 1. Exhibit 1: Eli Karp
- 25 2. Exhibit 2: Sal Kopanski
- 26 3. Exhibit 3: Jessica McCarter
- 27 4. Exhibit 4: Keri Sargent

28 The candidates introduced themselves to the Board and responded to questions regarding their
29 qualifications, experience, and interest in the position.

30 On a MOTION by Ms. Schwalm, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
31 **appointed Jessica McCarter to Seat #4**, for the DG Farms Community Development District.

32 B. Consideration/Adoption of Resolutions

- 33 1. Exhibit 5: 2026-04, Designating Officers

34 On a MOTION by Mr. Reichard, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board
35 **adopted Resolution 2026-04, Designating Officers**, for the DG Farms Community Development District.

- 36 2. Exhibit 6: 2026-05, Authorizing Bank Account Signatories

37

38 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
39 **adopted Resolution 2026-05, Authorizing Bank Account Signatories**, for the DG Farms Community
40 Development District.

41 C. Exhibit 7: Presentation of Proposed FY 2027 Budget

42 D. Exhibit 8: Consideration/Adoption of Resolution 2026-06, Approving Proposed FY 2027 Budget
43 and Setting Public Hearing

44 The Board discussed adding funds to the Amenity Center Contingency line item to increase the
45 Total Operations & Maintenance Assessments to \$1,000,000.00.

46 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
47 **adopted Resolution 2026-06, Approving Proposed FY 2027 Budget and Setting Public Hearing with**
48 **one revision, adjusting the total Operations & Maintenance Assessments to equal \$1,000,000**, for the
49 DG Farms Community Development District.

50 E. Presentation Kai 360

51 The Board decided to carry the item to the next meeting.

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

53 A. District Counsel

54 None

55 B. District Engineer

56 1. Exhibit 9: Consideration/Approval of Professional Services Agreement Change Order
57 (Total) - \$25,000.00

58 Mr. Woodcock stated that the original annual budget of \$15,000 had nearly been reached and
59 recommended approving an additional \$10,000, bringing the total annual budget to \$25,000, which
60 would have covered services through October 1. The Board tabled the item to the next meeting.

61 Mr. Woodcock reported that he had coordinated the pickleball remediation with Surface Slam. He
62 also stated that he had forwarded the cost breakdowns for the north and south bridge fencing curb
63 replacement project to Mr. Mendenhall.

64 C. Field Service Manager

65 1. Exhibit 10: Safety Culture Report conducted on May 27, 2026

66 2. Exhibit 11: Discussion: Palm Tree Condition (Intersection of Bella Armonia Circle & Sereno
67 Bridge Blvd)

68 3. Consideration/Approval of Proposals

69 a. Exhibit 12: RedTree

70 i. Sweet Viburnum Installation - \$655.00

71 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
72 **approved the proposal from RedTree for Sweet Viburnum Installation in the amount of \$665.00**, for
73 the DG Farms Community Development District.

74 ii. Sylvester Palm Removal & Replacement - \$18,500.00

75 iii. Sylvester Palm Removal & Sod Installation - \$1,975.00

76

77 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
78 **approved the proposal from RedTree for Sylvester Palm Removal & Sod Installation in the amount**
79 **of \$1,975.00**, for the DG Farms Community Development District.

80 b. Exhibit 13: Quality Roofing – Roof Repair Proposal

81 Mr. Mendoza recommended holding Trust Roofing accountable for completing the Amenity Center
82 roof repairs at no additional cost to preserve the warranty and resolve the ongoing leaks.

83 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
84 **approved the proposal from Trust Roofing to Fix the Masonary in the amount of \$15,103.08** for the
85 DG Farms Community Development District.

86 c. Exhibit 14: H2 Pool Services – Electrical Panel Repair and Breaker Replacement
87 Proposal - \$3,950.00

88 The Board approved the Snowbird Electric proposal to ensure the work would be completed by a
89 qualified electrician.

90 On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board
91 **approved the proposal from Snowbird for Electrical Panel Repair and Breaker Replacement in the**
92 **amount not to exceed \$4,500.00**, for the DG Farms Community Development District.

93 D. District Manager

94 There being no additional, the next item followed.

95 **FIFTH ORDER OF BUSINESS – Consent Agenda Items**

96 A. Exhibit 15: Consideration/Approval of the May 11, 2026, Regular Meeting Minutes

97 On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board
98 **approved the May 11, 2026, Regular Meeting Minutes**, for the DG Farms Community Development
99 District.

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

102 A resident asked questions regarding the use of government funds and suggested replacing the
103 diseased palm tree with a smaller, less expensive tree. The resident also commended the Board for
104 its financial stewardship and vendor selection, noting the improved appearance of the community.

105 A resident shared landscaping recommendations and suggested replacing the diseased palm tree
106 with a less expensive and more suitable palm species.

107 A resident expressed concerns regarding the overnight parking policy, traffic calming measures,
108 and gate security. The resident recommended allowing overnight parking on one side of the street,
109 relocating speed bumps to residential areas, and evaluating the effectiveness of the community
110 entry gates.

111 A resident asked why some community centers had waterfalls while others did not and inquired
112 about installing one in their circle.

113 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

114 A Supervisor requested retaining the Serena palm light by placing it in storage for future use.

115 A Supervisor asked who would be responsible for maintaining a donated fountain if one were
116 installed.

117 A Supervisor inquired about the status of the reimbursement for the damaged tree and light pole.

118 On a MOTION by Mr. Reichard, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board
119 **approved to increase the monthly pest control expenditure by \$50.00 to include the additional rodent**
120 **control services,** for the DG Farms Community Development District.

121 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

124

Signature

Printed Name

125 **Title:** **Chairman** **Vice Chairman**