

Epperson Ranch II Community Development District

February 5, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 271 348 956 348 7
Call In Number: 646-838-1601

Passcode: Ae94Hw6G
Phone Conference ID: 942 797 931#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Epperson Ranch II Community Development District

Board of Supervisors:

Joseph Murphy, Chairman
Michele Frank, Vice Chairman
Miguel Casellas-Gil, Assistant Secretary
Michael Lawson, Assistant Secretary
Doug Draper, Assistant Secretary

Staff:

Alize Aninipot, District Manager
Natasha Sowani, District Accountant
Vasili Kostakis, District Engineer
Jere Earlywine, District Counsel
Shane Wumkes, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Paul Young, Inframark
Crystal Yem, District Admin

Final Meeting Agenda Thursday, February 5, 2026 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments on Agenda Items – *Three- (3) Minute Time Limit***
- 4. Business Administration**
- 5. Staff Reports**
 - A. District Accountant**
 1. Consideration of Additional Pet Waste Canister Proposal Page 3
 2. Consideration of the Larger Dog Waster Canister Proposal..... Page 5
 - B. Field Inspection Report**
 1. Consideration of Fieldstone Landscape Maintenance Contract..... Page 7
 2. Consideration of Mulch Installation Proposal Page 20
 - C. Landscape Update Report**
 1. Consideration of Fieldstone Landscape Maintenance Contract..... Page 7
 2. Consideration of Mulch Installation Proposal Page 20
 - D. Aquatic Maintenance Report..... Page 30**
 1. Consideration of Contract Renewal for Aquatic Maintenance..... Page 38
 - E. District Counsel**
 1. Discussion of Earthen Weir Page 44
 - F. District Engineer**
 1. Discussion of Earthen Weir Page 44
 - G. District Manager**
 1. Discussion of Project Board Page 47
- 6. Business Items**
 - A. Consideration of Maintenance Contract for Beacon Townhomes
*(Under Separate Cover)***
 - B. Discussion of Reserve Study**
- 7. Audience Comments**
- 8. Supervisor Requests**
- 9. Adjournment**

The next meeting is scheduled for Thursday, March 5, 2026, at 5:00 p.m.

<https://teams.microsoft.com/l/meetup-join/>

Meeting ID: 271 348 956 348 7 Passcode: Ae94Hw6G

Dial in by phone

Call In Number: 646-838-1601 Phone conference ID: 942 797 931#

District Office:

313 Campus Street
Celebration FL 34747
<https://www.eppersonranch2cdd.org/>

Meeting Location:

Watergrass 2 Club
32711 Windelstraw Dr.,
Wesley Chapel, FL 33545

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1050
Date: 1/14/2026
Valid until: 1/31/2026



Epperson Ranch II CDD
2005 Pan Am Cir 300
Tampa, FL 33607

New dog station
full install

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material	1	\$800.00	\$800.00
Covers material			
1 hour of labor			
Subtotal:			\$800.00
Total:			\$800.00

Customer signature

Date

Images



Dog station

Inframark

Offices-Celebration-Tampa

We are proud to provide a range of services for your community.

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1051
Date: 1/14/2026
Valid until: 1/31/2026



Epperson Ranch II CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Two new 22-gallon dog waste cans
one for each dog park

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	2	\$450.00	\$900.00
1 hour of labor			
2 22-Gallon cans			
Subtotal: \$900.00			
Total: \$900.00			

Customer signature

Date

Images



22 Gallon Trash Receptacle - Green

Inframark
Offices-Celebration-Tampa
We are proud to provide a range of services for your community.

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**EPPERSON RANCH II COMMUNITY DEVELOPMENT
DISTRICT**

**31885 Overpass Road
Wesley Chapel , FL 33545**

January, 14 2026

Thank you for the opportunity to submit our proposal for the Landscape Maintenance of your community. At Fieldstone Landscape Services we recognize the significance of protecting your investment and have complete confidence in the superiority of our services. We take pride in providing exceptional communication, customer service, and the highest quality work.

Our primary goal is to build strong, trustworthy relationships that last. We look forward to beginning this process with you.

Fieldstone is the leader in landscape management in the Tampa Bay area that employs a dedicated staff of professionals consisting of Certified Maintenance Technicians, Licensed Irrigation Contractors and Certified Horticulturalists. Our department heads are specialist in their own fields. They work in conjunction with a common goal of maintaining a high standard in the property's overall appearance.

Thank you for taking the time to look into our company. We feel confident that given the opportunity, we will exceed all of your expectations.

Sincerely,

Chris Eastman
President

**EPPERSON RANCH II COMMUNITY DEVELOPMENT
DISTRICT****31885 Overpass Road
Wesley Chapel , FL 33545****Service - Summary****Client Experience**

- Assigned Account Manager with Proactive approach
- Constant and accurate communication
- Recurring meetings & site inspections
- Monthly Reports
- Prompt, thorough, and accurate Proposals

Landscape Maintenance - Grounds

- (42) Services per year
- Weekly April through October
- Bi-weekly November through March
- Mow & Line-Trim Turf Areas
- Hard Edge Turf along Hard-Surface Edges
- Soft Edge Turf along Landscape Beds & Tree Rings
- Hand-Pull Visible Weeds
- Chemically Treat Landscape Beds, Tree Rings, & Hard Surfaces
- Trash & Debris Removal

Landscape Maintenance - Plant, Shrub, & Ornamentals

- (12) Services per year
- Plants, Shrubs, & Ornamentals under 10'
- Clippings, Debris, & Trash Removal

Horticulture Services - Fertilization, Insect, & Disease Control

- (12) Services per year
- (2) Plant, Shrub, & Ornamental Fertilization
- (4) Turf Fertilization
- (12) Integrated Pest Management Inspections & Treatments

Irrigation Inspections & Repairs

- (12) Irrigation Inspections
- Detailed Irrigation Inspection Report
- Complete Pre-Approved Irrigation Repairs
- Proposal for required & recommended repairs and/or enhancements.

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- Run & inspect zones monthly.
- Seasonal Controller Adjustments.
- Adjust irrigation heads to ensure proper coverage.
- Visual inspection for dry spots, broken heads, leaks, or staining
- Monthly irrigation repair pre-approval of \$500.00

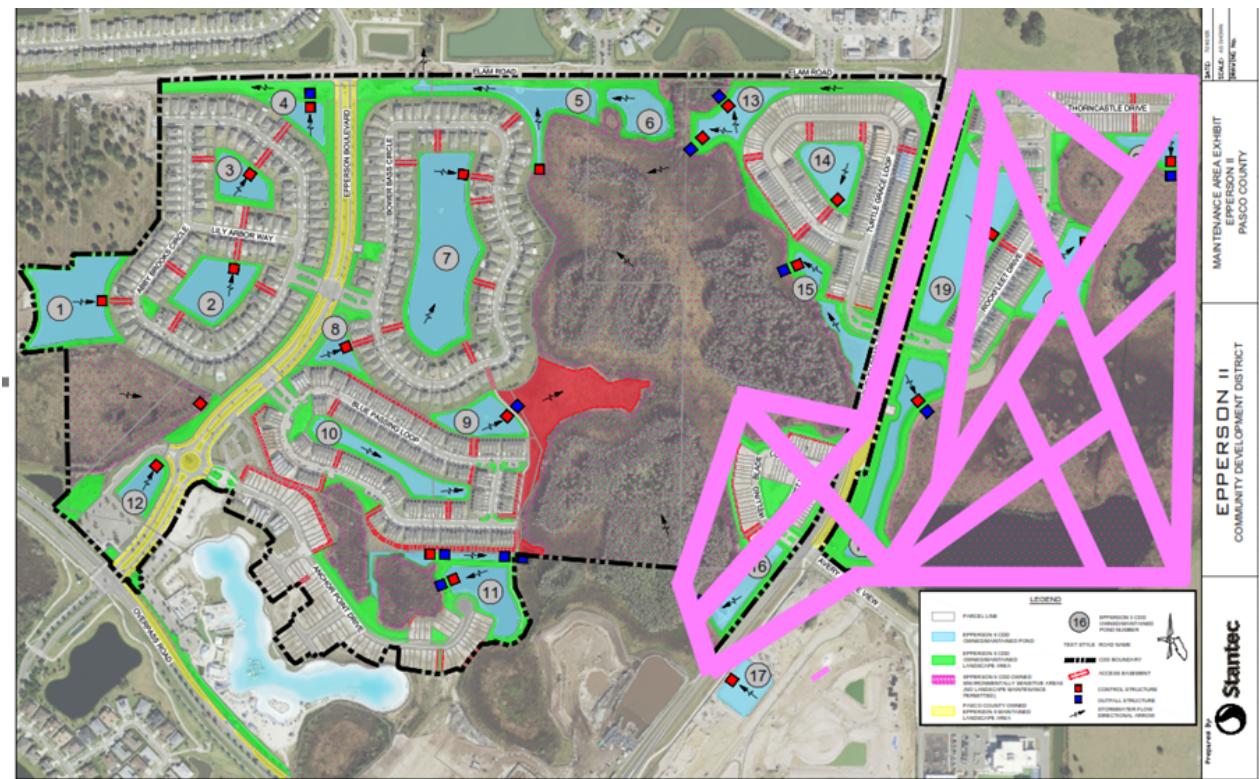
Total cost per month: **\$16,866.00**

Total cost per year: **\$202,392.00**

Initial _____

Service Area:

- follows "Epperson II Ownership & Maintenance Map" document sent via email from Inframark on 1/13/2026
- Pink areas shown below are not included in this contract service area



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TERMS AND CONDITIONS:

Owner

Epperson Ranch II Community Development District
31885 Overpass Road
Wesley Chapel, FL 33545

Contractor

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

The Owner and Contractor agree as Follows:

1. Scope of Work

- Contractor shall furnish all labor, equipment, materials, and supervision to complete landscape management services of the property per attached service summary.
- Contractor shall provide professional uniform Supervisors, Technicians, and Crews.
- Crews will be sufficient to meet the estimated demands for the level of landscape services as provided included in this Contract.

2. Term of Contract

- Contract period will be one (1) year from contract commencing date of: **2/1/2026**

3. Contract Sum

- Client shall pay Contractor in current funds for the performance of the work in the contract sum of: **\$202,392.00**

4. Progress Payments

- Contractor will submit request for payment on or around the 1st of each month.
- Client will make monthly payments of **\$16,866.00** for the amount due within (30) days thereafter.

5. Changes in Work

- Client may order changes in the scope of work consisting of additions, deletions, and/or modifications.
- Contract sum will be adjusted accordingly.

6. Termination of the Contract

- If Client fails to make payment for a period of sixty (60) days, Contractor may suspend services and/or terminate Contract until balance is paid in full.
- Client may terminate Contract upon thirty (30) days written notice delivered via

certified mail to Contractor.

7. Considerations for Insurance, Licenses, Permits and Liability

- Contractor will carry liability amounts and Worker's Compensation coverage required by law on all operators and employees and requires same of any sub-contractors and provides proof of same to the Client.
- Contractor responsible for obtaining any licenses and/or permits required by law for activities on Client's property.
- Prior to commencing work, Contractor shall have insurance company or companies, which are acceptable to the Client, execute a Certificate of Insurance form and file copy of the same with Client. Certificates shall contain ten (10) day notice of termination to Client clause.
- Contractor shall maintain at own expense such insurance as will protect Contractor from claims under Workman's Compensation and public liability, property damage and other such insurance in the following amounts:

General Liability

- General Aggregate \$2,000,000
- Products-Comp/Op Agg. \$2,000,000
- Personal & Adv. Injury \$1,000,000
- Each Occurrence \$1,000,000
- Med. Expense \$10,000

Automobile Liability

- Combined Single Limit \$1,000,000

Umbrella Liability

- Each Occurrence \$3,000,000
- Aggregate \$3,000,000

8. Situations which Contractor may deem responsibility

- Damage due to operation of equipment in performing Contract.
- Failure to comply with all laws pertaining to protected plant species.

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- Damage to plant material due to improper horticultural practices.
- Improper replacement or retrofitting of irrigation system components.

9. Situations which Contractor may deem not responsibility

- Death or decline of plant material due to improper selection, placement, planting or maintenance done before the time of this Contract.
- Damage due to improper irrigation components existing at the the time of Contract execution, exposed cables/wires or sprinkler components/lines normally found below the lawn's surface.
- Flooding, storm, wind, fire, cold damages or any other 'Act of God' are not included in contract.
- Damage due to disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative irrigation components, or irrigation restrictions imposed by the Water Management District or civil authorities.
- Damage caused by, or to any hidden item in the landscape that are not clearly guarded or marked.
- Damage due to vandalism

10. Billing Process and Payment Terms

- Payment Terms are Net 30 in order to assist in financing Contractor operations.
- Monthly Invoices will be made on the 1st day of the month, for all services to be performed for that month.
- Client shall agree to pay interest in the amount of 1.5% per month on all accounts not received within sixty (60) days past due. Further, Client shall be responsible for any collection costs and attorney fees incurred by Contractor, in collection of sums past due under this contract.

11. Term

- This contract shall remain in force for a period of one (1) year from contract date.
- If, upon expiration of this contract, a new contract has not been executed by both parties, this contract shall automatically renewal for a period of one (1) year from the date of expiration of the previous term including a price increase not to exceed the current Consumer Price Index (CPI).
- The CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.

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AGREED TO AND SIGNED BY THE FOLLOWING:

Client: Epperson Ranch II Community Development District

Authorized Signature: _____ Date: _____

Contractor: Fieldstone Landscape Services LLC

Authorized Signature: _____ Date: _____

I. Company Support

Resource Capacity

At Fieldstone Landscape Services we strive to distinguish ourselves by offering a complete package of Landscape Management services. We offer a wide range of services including: Landscape Maintenance, Landscape Enhancements, Turf Care, Irrigation Repairs & Installation, and Arbor Care.

Our focus at Fieldstone is to assemble the best team for the management of your property's landscape based upon our analysis of the total scope of work and the maintenance schedule. Our typical staffing model may be subject to minor changes and substitutions depending upon the final scope and maintenance schedule. The Landscape Maintenance Team is likewise provisional and by no means is this final, as new talent always joining the firm and the fact that local personnel will be hired to fill many positions in the project work force.

II. Customer Satisfaction

Quality Control and Quality Assurance

Providing a quality product and service is the joint concern of all members of Fieldstone Landscape Services. The first step in providing quality products and services is to develop a realistic cost estimate and maintenance schedule that meets the Owner's needs yet allows for innovation and creativity in exceeding customer expectations. The internal checks provided by Fieldstone Landscape Services Team have been described in other parts, what follows here is a description of the tools used to manage all customers on a daily basis.

Client Retention

Customer satisfaction is the number one priority of Fieldstone Landscape Services. It is our mission to develop long lasting relationships with our customers. This can best be exemplified by our consistent retention of customers which exceeds 90% each annual renewal period. Our relationships with our customers are second to none largely in part due to our management team and their countless efforts to satisfy their every need.

We believe that our retention of customers speaks for itself and is the best measurement when measuring customer satisfaction.

III. Company Capabilities – Value Added Services

➤ **Landscape Maintenance**

Fieldstone Landscape Services offers a full service landscape maintenance program for every landscape, performed by educated and trained personnel. Our Horticulture Specialists can create a customized maintenance schedule specifically suited for the demands of your site and landscape investment.

Your account will be assigned a manager to assure personalized program development and service. The Fieldstone Landscape Services way assures that problems are solved, goals are

achieved, consultations are provided, and maintenance schedules are performed – always accurately, promptly, and dependably.

➤ ***Turf & Ornamental Management***

Fieldstone's spray department is dedicated to providing the latest state-of-the-art technology in nutrition and disease control through applications for turf, trees, shrub care, pest/weed control, and fertilization.

We work with each client to quickly diagnose turf symptoms and tree and shrub deficiencies in order to begin timely treatments.

➤ ***Irrigation Services***

Fieldstone is dedicated to providing state-of-the-art technology and superior products so you can be assured that you are getting the best possible irrigation services.

When your irrigation system requires special attention, responsiveness is essential. Fieldstone's irrigation division offers knowledgeable and reliable service options for repairs, maintenance and upgrades.

➤ ***Landscape Enhancements***

Fieldstone's landscape enhancement department specializes in assisting your property in reaching its full potential. From landscape design and installation to annual flower color, our team of designers and estimators are dedicated to delivering competitive customized bid packages for any size landscape project.

Equipment

Fieldstone Landscape Services has maintained a steady investment in capital resources such as modern facilities, modern equipment, and state-of-the-art technology. This inventory includes everything from specialty trucks and trailers, to mowing equipment, pay loaders, backhoes, skid steer loaders, pick-up trucks, dump trucks, and trenchers.

Training and Safety

The safety and well-being of our employees and every person we come in contact with is of paramount importance to our operation. It is the specific intent of Fieldstone Landscape Services to operate in compliance with all state and federal safety ordinances.

Grounds Maintenance Services

- Mowing of all turf areas throughout the property will be completed weekly in the heavy growing season.
- Mowing in the dormant months will be scheduled bi-weekly
- Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically, the height will range from 3 ½" to 5"
- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be maintained by line trimmers or chemical means
- The edging of all hard surfaces will be completed each service
- The edging of all bed-lines will be completed every other service
- Bed-lines and tree rings with concrete edging or curbing will be maintained with a line trimmer
- Bed-lines and tree rings with rock, pebble, or other hard material as bed covering will be chemically edged to prevent flying projectiles
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Contractor will blow grass clippings, leaves, and debris off hard surfaces after each mow service

Plant, Shrub, & Ornamental Maintenance

- Highly visible and focus areas will be maintained each service. All other areas will be maintained monthly
- Hedges, shrubs, ornamental trees, and palms up to 10' overall height are included in routine services.
- Trimming will be completed in a neat and orderly fashion and in a manner conducive to the nature of the plant to enhance the overall landscape of the property
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Debris illegally dumped on-site will be removed and disposed of at Client's expense.

Bed Weed Control

- Contractor to remove visible weeds and vines throughout landscape beds and tree rings
- Chemical means will be used to control weeds throughout landscape beds, tree rings, and hardscape joints
- Contractor will control weed growth within areas with established ground cover using a chemical called Over-the-Top. Chemical will eliminate weeds without harming ground

cover

Irrigation Inspections

- Contractor will inspect and adjust irrigation system each month, or as specified in service summary, for maximum efficiency and to stay ahead of any environmental concerns that are present.
- Contractor will conduct a visual inspection of the system looking for dry spots, malfunctioning or broken heads, leaks, staining, poor coverage, weak pressure or other irrigation related issues.
- Contractor will adjust heads to ensure maximum coverage for turf and shrub material
- Clogged Nozzles will be cleaned
- Irrigation Controllers will be inspected and adjusted for optimal efficiency and environmental conditions. Seasonal adjustments will be made during inspections.
- Irrigation damaged by Contractor shall be repaired at no costs to Client, as long as such components were installed and functioning properly.
- Detailed Irrigation Inspection Report will be submitted. Report will include all findings including any needed repairs or upgrades to the system.
- Contractor proposes an Irrigation Service Plan to supplement the above-mentioned inspections. Plan is structured on a 'not to exceed' amount. Plan is not included in the monthly Irrigation Management portion of Contract. Plan will allow Contractor to complete repairs onsite without a written Proposal or Client approval. If no repairs are needed, no additional charges will be applied.

Monthly Pre-Approved Irrigation Repairs

Fertilization, Insect, & Disease Control Management

- In compliance Best Management Practices (GI-BMP) ordinance, all turf areas, shrub beds, and ground covers will be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10' of any service water, landward edge of the top of seawall, designated wetland, or wetland as defined by the Florida Department of Environmental Protection.
- Complete fertilizers will be a custom blended mix in a granular or liquid and contain a minimum of 50% nitrogen in a slow or controlled release form.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.
- No Phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil.
- Turf areas will be inspected each visit for indications of pest problems such as insects, disease, weeds, etc. and advise Client of such problems.

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- Contractor will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases, control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.
- Weed Control will be completed with chemical spray applications. Chemical Weed Control will be applied safely when temperatures are below 85 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention of carpet grass and select sedges are not part of this Contract and are not included in the contract amount.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.

Additional Services

Fieldstone Landscape Services shall provide services over and above the "Contract Specifications" with written authorization from customer only, such as daily or timed porter services.

PERSONNEL

1. Fieldstone will provide all labor, transportation and supervision necessary to perform the work described herein.
2. Field personnel will be equipped with all supplies, tools, parts and equipment to perform work.
3. Personnel will be licensed for all applicable maintenance functions, including any chemical application when required by law.
4. Personnel shall wear clean Fieldstone uniforms of consistent design and color so that they may be recognized personnel of Fieldstone while on site. Fieldstone personnel shall comply with all OSHA dress code regulations, i.e. steel toed shoes, safety goggles, etc.
5. Fieldstone personnel are perceived as representatives of customer while on property, and as such, will conduct themselves in a professional, well mannered, well groomed, workmanlike manner at all times.
6. Any damage caused by FieldStone personnel shall be repaired promptly at no cost to customer.
7. Scheduling/Safety

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- a. Sufficient warning devices will be employed whenever necessary, to provide safety to persons and vehicular traffic. Work will be coordinated with customer and scheduled to give the least possible interference to property, merchants, occupants, guests, visitors and customers.

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

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Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

Proposal

Proposal Number 22317
Date 12/04/25
Sales Rep Shane Wumkes

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Mulch Installation 2026

Scope of Work:**Epperson Ranch II CDD - Mulch Installation****Scope of Work:**

- Deliver and hand-spread (245) CY of Pine Bark Nugget Mulch in designated areas shown below



Subtotal:	\$20,825.00
Total:	\$20,825.00

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor) and Property Name (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and materials employed in connection with the underground irrigation system for six (6) months following installation completion.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.



Client Signature

Date

**Epperson Ranch II CDD Board**

32711 Windelstraw Dr.
Wesley Chapel, FL 33545

Letter of Quotation

RFP Title: Mulch RFP – Epperson Ranch II CDD

Description: Mulch Installation Services

Dear Epperson Ranch II CDD,

Thank you for providing Natural Solutions the opportunity to submit our quotation for mulch installation services at Epperson Ranch II CDD.

Enclosed is our proposal for turnkey installation services. Natural Solutions will procure all material, perform installation, and manage all required site cleanup for any awarded work. Our team will adhere to all applicable performance standards and operate fully within the outlined scope of work to ensure contractual obligations are met and exceeded.

Vendors

Natural Solutions maintains strong relationships with vetted local vendors capable of supplying the necessary material volumes. All vendors have been evaluated to ensure they possess adequate manufacturing capacity for this project.

We maintain an internal Net 15 payment policy with all material suppliers to safeguard supply chain continuity. Our longstanding partnerships and timely payments help secure material availability—even during periods of industry-wide shortage—providing additional stability and value to Epperson Ranch II CDD.

Current Supply Chain

The pine bark supply in Florida is currently constrained. There is one major supplier located in Ocala, FL who cannot meet the demands of the statewide market. Natural Solutions has additional access to material due to our vendor relationships in surrounding states.

Given these relationships, Natural Solutions can ensure that Epperson Ranch II CDD does not have delays regarding commencement of work. Our ability to access material is a key component in our customer satisfaction experience.

Pricing

We have provided multiple pricing options tailored to Epperson Ranch II CDD. Material costs are based on wholesale vendor pricing secured through the combined purchasing volume of our full project portfolio. Natural Solutions does not apply markup to material costs, allowing us to deliver the most competitive pricing possible.



Fleet

Natural Solutions owns and operates a standardized fleet of Express Blower and Peterson mulch-blowing trucks, equipped with 60-cubic-yard hoppers. We also deploy support vehicles and loading equipment as needed to accommodate site-specific requirements. Additional loading and material-handling resources are provided at no additional cost to Epperson Ranch II CDD.

Our fleet is equipped with dash cameras and GPS telematics to deliver accurate real-time data and help mitigate operational liability. Field Operations crews utilize proprietary reporting software to maintain continuous communication with Management, streamline workflow, and provide timely job-status updates to clients.

Service

Natural Solutions will assign a dedicated Account Manager who will serve as your primary point of contact throughout the project. This individual will be available Monday–Saturday from 6:00 AM to 6:00 PM EST and will coordinate with District personnel to ensure clear and timely communication.

Supporting the Account Manager, an Operations Manager will oversee all Field Operations crews and work closely with the team to ensure efficient project delivery. Our in-house diesel mechanics are available within 24 hours should equipment issues arise in the field.

Competitive Advantage

Natural Solutions operates a Gulf Coast Division based in Riverview, FL and brings more than a decade of experience delivering high-volume projects across the Mid-South, Sun Belt, and Southeast regions. Our organization has built a reputation for reliability, responsiveness, and an elevated standard of service delivery.

Unlike many competitors, Natural Solutions assigns dedicated crews with extensive experience in CDD environments. Should we be awarded the project, our fleet and resources will be available daily to support Epperson Ranch II CDD. After establishing project logistics, our Field Operations team will begin work, and our Account Manager will provide daily updates to ensure full transparency.

Terms and Conditions

Payment Terms: Net 30

Deposit: 25%

Validity: This quotation is valid for 30 days.

If you have any questions or need additional information, please feel free to contact me at your convenience.



Sincerely,

A handwritten signature in black ink that appears to read "Salvatore Sivilotti".

Salvatore (Sam) Sivilotti
Owner
414-469-7228
sam@mulchinstalled.com

Epperson Ranch II CDD - Site Map



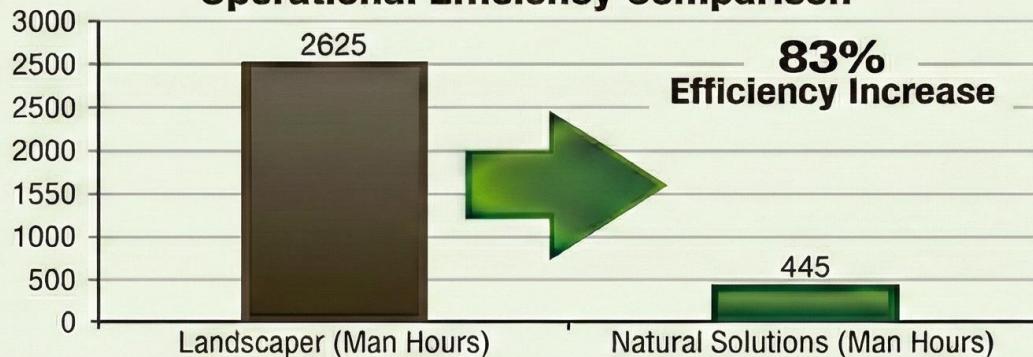


Operational Excellence and Efficiency

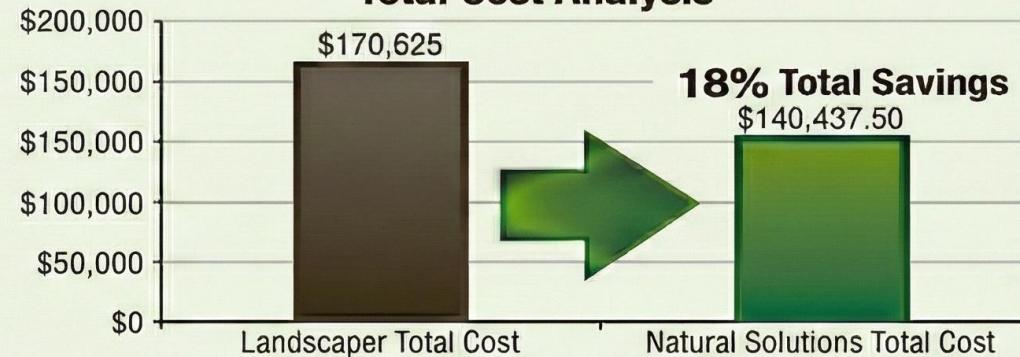
Job Name: Triple Creek CDD c/o Rizzetta & Company

Total Quantity (CY): 2625.00

Operational Efficiency Comparison



Total Cost Analysis



Key Results: Significantly reduced man hours and overall project cost.

Total Man Hour Savings
2180.00

Total Cost Savings
\$ 30,187.50

Customer Feedback

Had an inspection yesterday with a board member. She was very happy with the installation, should be repeat business for Natural Solutions for the foreseeable future.

-John Fowler, Landscape Inspection Specialist - Rizzetta & Company

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS
Inframark:Epperson Ranch II
CDD
Epperson Ranch II CDD
Overpass Rd. & Epperson Blvd.
Wesley Chapel, FL 33545

SHIP TO
Inframark:Epperson Ranch II
CDD
Epperson Ranch II CDD
Overpass Rd. & Epperson Blvd.
Wesley Chapel, FL 33545

Estimate 1085

DATE 01/21/2026

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	235	57.00	13,395.00

Contact Natural Solutions LLC to pay.
This quote is for a 1.5" mulch installation of all bed areas and
tree rings identified on the map attached.

SUBTOTAL 13,395.00
TAX 0.00

TOTAL \$13,395.00

Accepted By

Accepted Date

Property Analysis - Epperson Ranch II CDD - Mulch

Vendor	Material	Estimated Quantity	Estimated Price per CY	Estimated Total	Estimated Savings	Estimated Savings %
Natural Solutions	Pine Bark	235.00	\$ 57.00	\$ 13,395.00		
Fieldstone	Pine Bark	245.00	\$ 85.00	\$ 20,825.00	\$ 7,430.00	36%



Epperson Ranch II CDD Aquatics

Inspection Date:

1/28/2026 11:22 AM

Prepared by:

Matt Goldrick

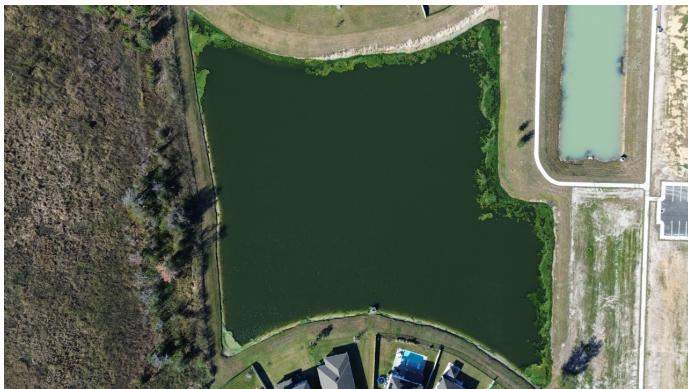
Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Moderate filamentous algae growth around the perimeter. A technician is on site today with a list of all ponds currently experiencing algal blooms. He will be treating this and others below.
No nuisance grass observed.

Strong wind gusts made it difficult to capture a low-profile photo.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u> <input checked="" type="checkbox"/> N/A Minimal Moderate Substantial			
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild submerged algal growth near the shoreline. A technician will address this while on site today.
The small amount of nuisance grass on the banks will also be treated at that time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u> N/A Minimal Moderate Substantial			
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



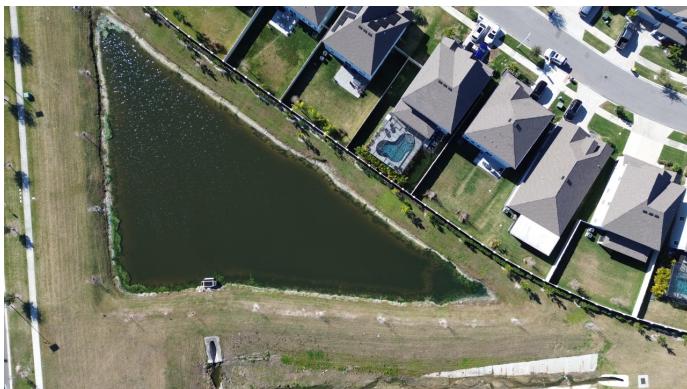
Comments:

Filamentous algae bloom present. This is on the list to be treated today; the technician passed me on his way to this pond.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Submerged and surface filamentous algae present. A technician is well equipped to treat both today.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Some terrestrial vegetation growing on the exposed pond bed is the only things preventing this pond from being in excellent condition. This will clear when water levels rise.

No other nuisance growth observed.

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

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild filamentous algae growth, it appears wind has blown it to one side of the pond which will make for easy treatment today.

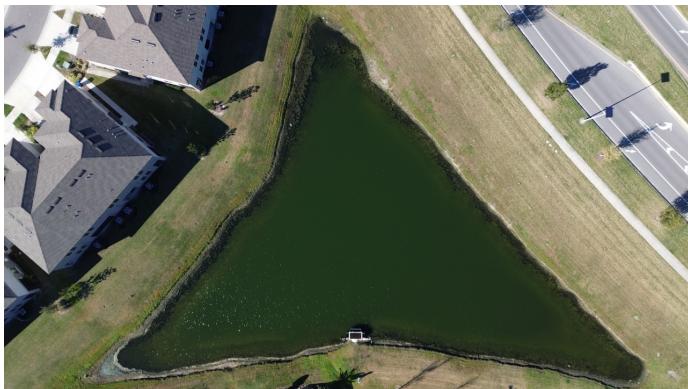
No nuisance grass observed.

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

Inspection Report

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any algae present appears to be older and pelted by rain. A technician will inspect and treat if needed.

No nuisance grass observed.

Any trash present will also be collected.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any algae present is decaying and pushed to one side by wind. A technician will inspect and treat if needed.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. A technician will address while on site today.
Any nuisance grass will also be addressed at that time

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

MANAGEMENT SUMMARY



Late January/early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

The ponds have strange conditions today. I suspect an unseasonably hot day this past weekend, followed by rain on Monday has led to the algal blooms we're seeing. High surface temperatures plus a sudden influx of nutrients is the perfect combination for algal growth. A technician was made aware of these conditions this morning before heading out and is fully prepared to treat all algae blooms on property. The current cool weather does mean it will take a bit longer than usual to decay.

Any ponds with little to no notes are in conditions similar to what I'd expect to see this time of year and will continue to be maintained to keep them this way.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

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

Thank you for choosing Steadfast Environmental!

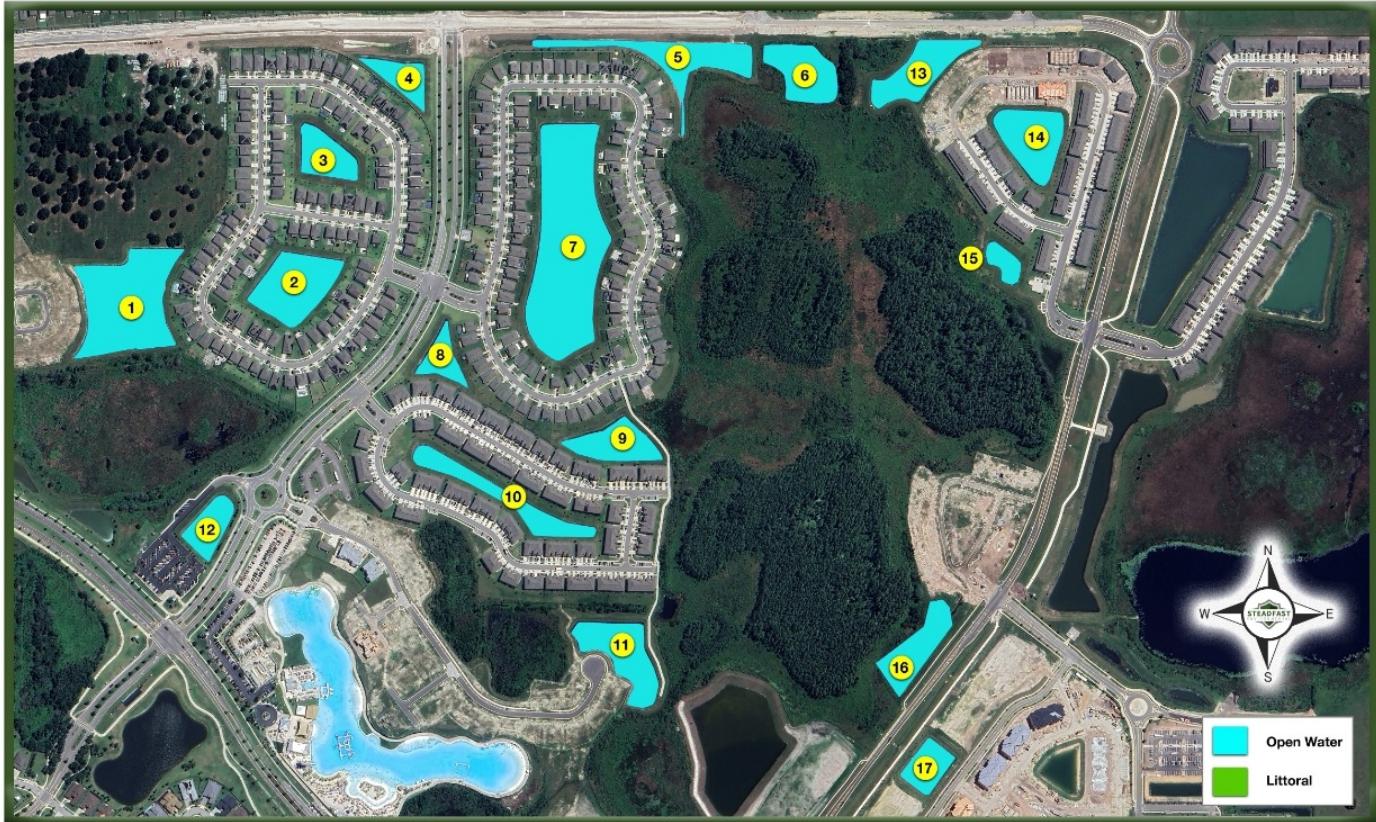
MAINTENANCE AREA



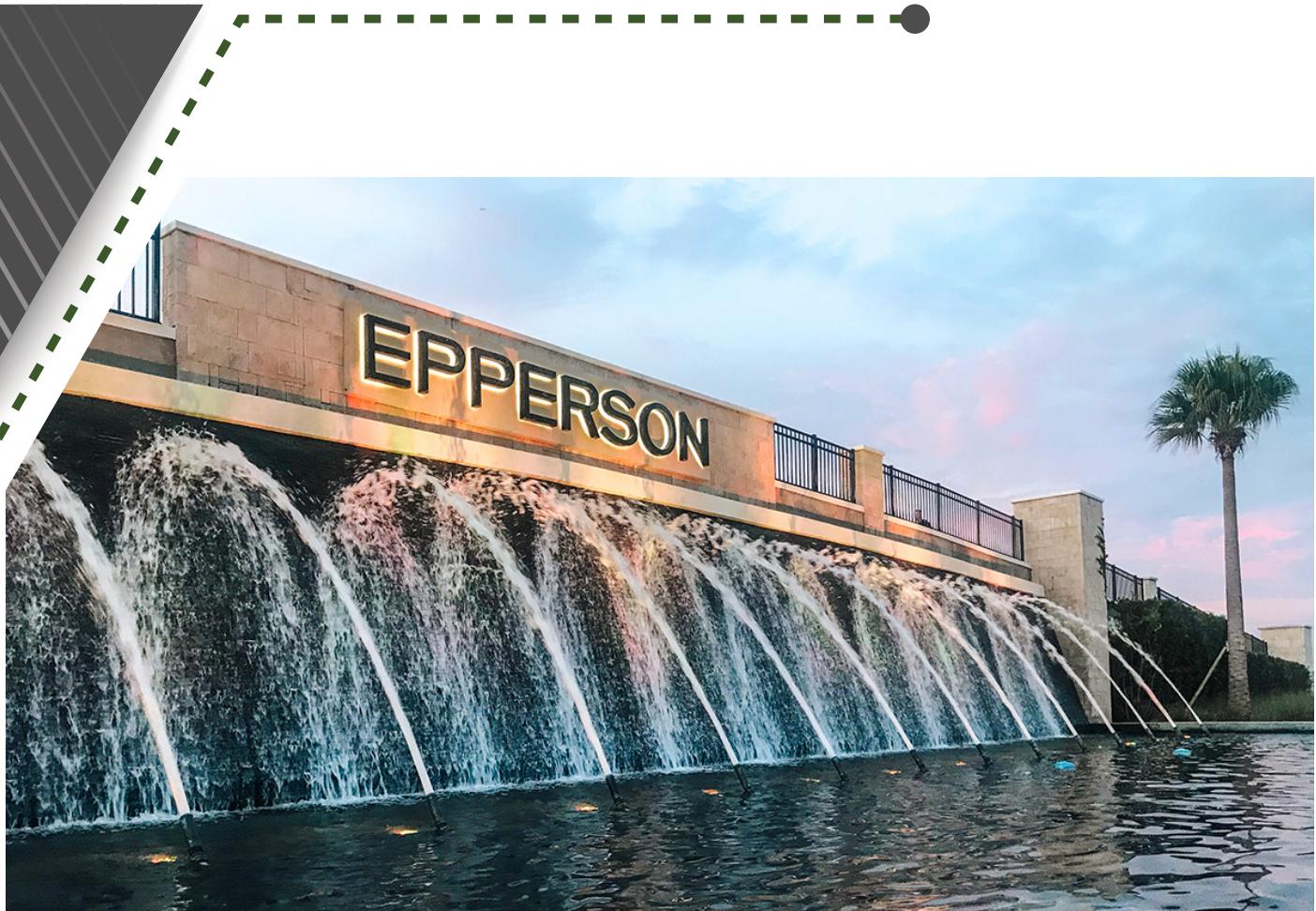
EPPERSON RANCH II CDD

Epperson Boulevard, Wesley Chapel

Gate Code:



2026 STEADFAST
ENVIRONMENTAL



INFRAMARK

Proposal for Pond Maintenance:

Epperson Ranch II

Epperson Blvd, Wesley Chapel, FL 33545





Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

1/28/2026

Inframark

313 Campus Street, Celebration, FL 34747

Attn: Kristee Cole

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Epperson

Ranch II CDD.

Program to consist of areas #1-21 as indicated on attached map.

Area to be serviced measures 29,129 LF & 39.58 AC.

Occurrence: 2 events/month

Annual Cost: \$18,600.00

(\$1550.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submersed stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Service Area

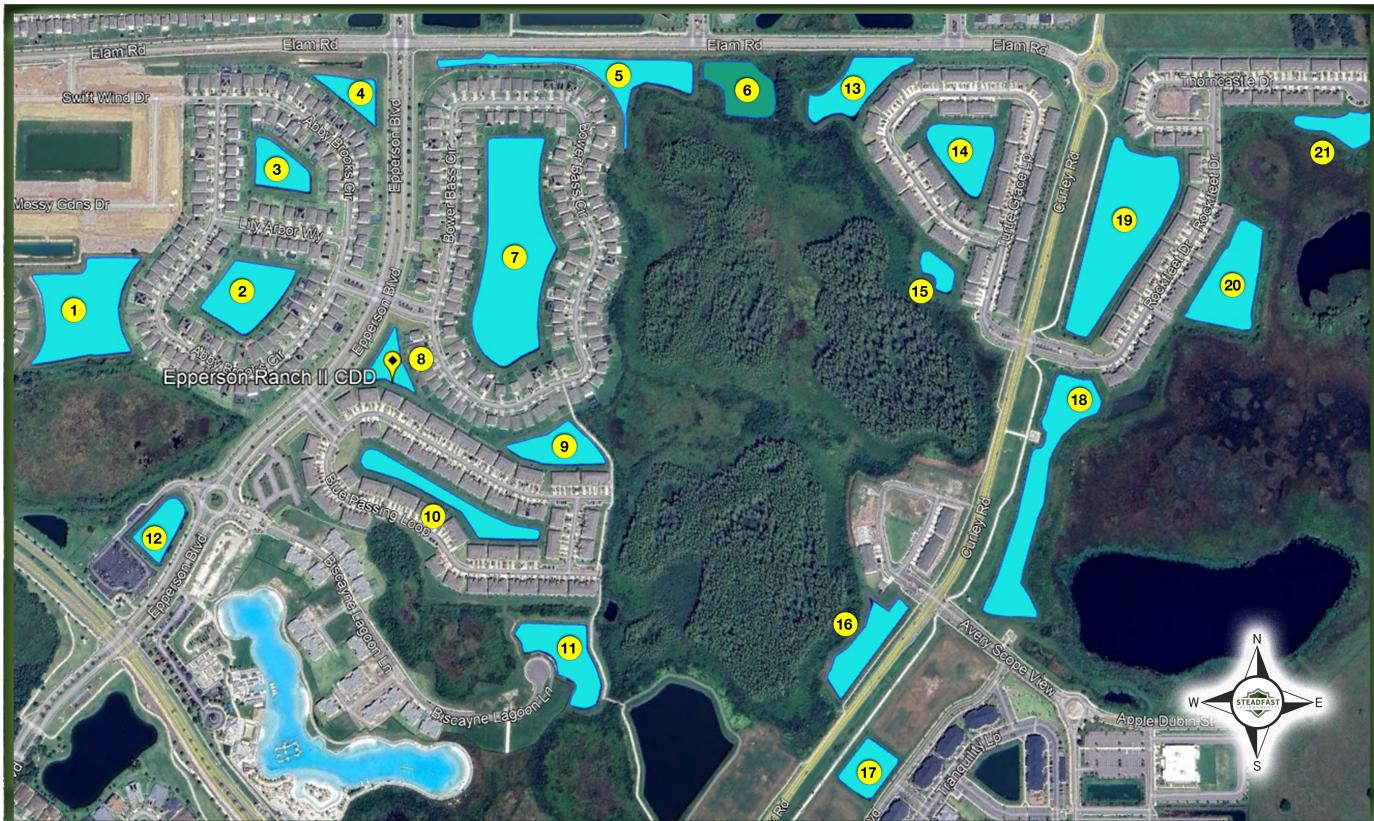


Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

EPPERSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



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Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
office@steadfastalliance.com

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:



Water Elev. = 110.17
(3-15-05)

ELAM ROAD EXISTING ASPHALT ROAD
(50' MAINTAINED R/W)

NP

EX. EOP

EX. B/W

PHASE 6 LIMITS

EPPEPERSON RANCH
PHASE 6

166 ACRES
SHW 108.0
Record Information

20-FT GEOWEB WEIR
INV. # 108.9
(SEE DETAIL THIS
SHEET)

Water Elev. = 107.95
(3-18-05)

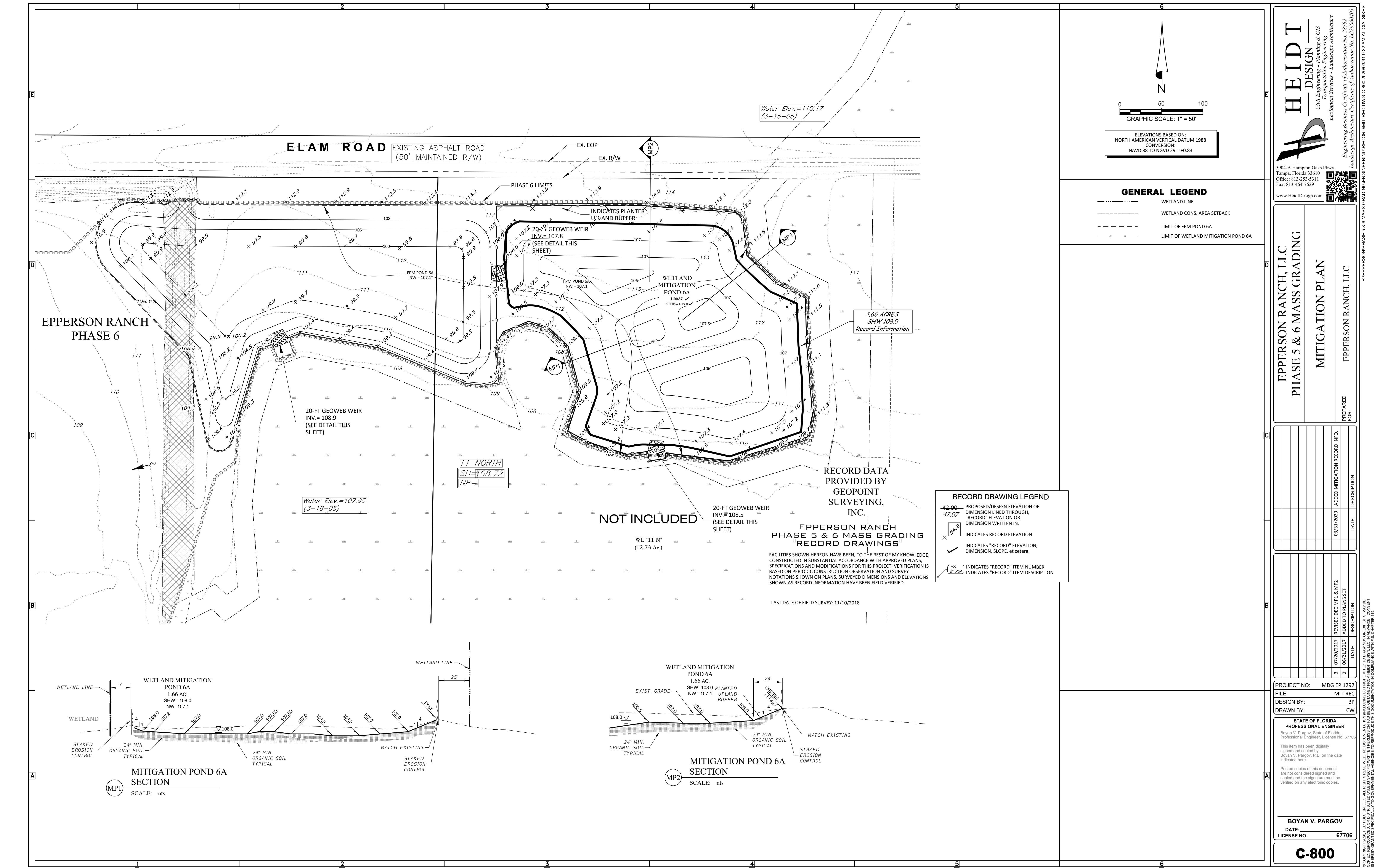
UT NORTH
SH# 108.72
NP#

NOT INCLUDED

20-FT GEOWEB WEIR
INV. # 108.5
(SEE DETAIL THIS
SHEET)

EPPERSON RANCH
PHASE 5 & 6 MASS GRADING
"RECORD DRAWINGS"

RECORD DATA
PROVIDED BY
GEOPONT
SURVEYING,
INC.



Epperson Ranch II - Project Board

Next Scheduled Onsite Walk:

Project	District Management Updates	Agenda Item
Meadow Ridge Turnover	11/14/25- Turnover not yet accepted	No
Fieldstone Contract Renewal	1/22/26- Contract Approved insubstantial form, waiting for DC addendum 1/7/26- Chair, Dm, Fieldstone had teams call to discuss contract	Yes
Steadfast Contract Renewal	1/22/26- Board requested for a proposal to add the Maintenance agreement into the contract for the Beacon TH	Yes
Termination of Beacon TH	1/22/26- Approved, Effective March 1, 2026 1/20/26- Added to the meeting agenda 1/19/26- Termination Letter sent to DM	Yes
Florida Brothers Overlooking Fence	1/29/26- Brandon mentioned his availability for 2/4/26 at 10-2pm, waiting on Chair response 1/29/26- Chair requested call with FL Brothers, Dm is waiting for availability to schedule call 12/30/25- Joe mentioned he will be looking into other quotes 12/26/25- received quote for \$28,872.47 12/12/25- DM sent follow up to Brandon on update 12/4/25- Brandon responded and mentioned he has started receiving emails for pricing in the quantity of 220+ bars. 2 out of the 3 companies he has reached out to have responded on this material. Mentioned the estimated time to work on the side should very well have this to you by next meeting. 12/4/25- DM followed up with Brandon from Florida Brothers for quote on fencing	No
Reserve Study	1/22/26- Board requested for this to be tabled until the next meeting on 2/5/26 12/12/25 - DM sends to Board for review and sent invoice to inframarkpayables 12/10/25 - Steve sends reserve study and invoice 12/4/25 - Steve mentioned he plans to have it sent over by next week 12/4/25 - DM sent follow up Steve on when we could expect to receive the reserve study for review	Yes
Tower Marketing Removal	10/15/25 Completed	No