

Board of Supervisors:

Michael Lawson - Chairman
Samantha Coddling - Vice Chair
Michael Susic - Assistant Secretary
Doug Draper - Assistant Secretary
Karen Cassels - Assistant Secretary

District Staff:

Audette Bruce - District Manager
Brian Quillen - Operations Director
Adriana Urbina - Community Director
John Vericker - District Counsel
Greg Woodcock - District Project Manager
Gary Schwartz - Field Services Manager

Hidden Creek Community Development District

Regular Meeting Agenda

Monday, September 8, 2025 at 6:00 P.M.

Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Monday, September 8, 2025, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held August 11, 2025 [Exhibit 1](#)
 - B. Ratification – Mr. Electric of Riverview – Diagnostic Charge for Hidden Creek Gate - \$49.95 [Exhibit 2](#)
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - Oval Run Road Depression Review dated July 31, 2025 [Exhibit 3](#)
 - Lagoon Shore at Scuba Crest Roundabout and Signage [Exhibit 4](#)
 - C. Kai Field Staff
 - Kai Field Inspection Report [Exhibit 5](#)
 - Consideration of Proposals
 - ECS Integrations – 8 Batteries for Entrance Gate - \$1,310.00 [Exhibit 6](#)

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida 33578

Board of Supervisors:

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- ECS Integrations – Gate Tie-back System – Bishop Gate - \$1,480.00 [Exhibit 7](#)
- Florida Commercial Care – Controller Replacement - \$3,669.74 [Exhibit 8](#)
- Florida Commercial Care – Post Caps - \$2,916.36 [Exhibit 9](#)
- Florida Commercial Care – Street Signs Installation - \$2,957.86 [Exhibit 10](#)
- Florida Commercial Care – Land Clearing - \$11,800.00 [Exhibit 11](#)
- Florida Commercial Care – Tree and Palm Tree Replacements - \$10,931.20 [Exhibit 12](#)
- Florida Commercial Care – Hardwood Trimming - \$1,500.00 [Exhibit 13](#)
- Holiday Lighting – Installation of Permanent LED Lights - \$22,684.31 [Exhibit 14](#)
- Jellyfish Lighting – CDD Lighting Proposal - \$2,599.00 [Exhibit 15](#)
- Mr. Electric of Riverview – Just Wire Proposal - \$3,443.44 [Exhibit 16](#)
- Mr. Electric of Riverview – No panel Proposal - \$4,294.70 [Exhibit 17](#)
- Mr. Electric of Riverview – Complete Update - \$7,357.27 [Exhibit 18](#)
- Scoopy Poopy Doo – Two Pet Waste Station
 - a. Quotation for Option 1 and 2 [Exhibit 19](#)
 - b. Photos of two types of Pet Waste Station [Exhibit 20](#)

D. District Manager

- Presentation of Quarterly Compliance Website Audit Report [Exhibit 21](#)

5. Supervisors Requests**6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)****7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce
 District Manager

District Office:

Kai
 2502 N. Rocky Point Dr.
 Suite 1000, Tampa, FL 33607

Meeting Location:

Hilton Garden Inn
 4328 Garden Vista Drive
 Riverview, Florida 33578

EXHIBIT 1

AGENDA

1 **MINUTES OF MEETING**

2 **HIDDEN CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the Hidden Creek
5 Community Development District was held on Monday, August 11, 2025 at 6:00 p.m. at Hilton Garden
6 Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

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

8 Ms. Bruce called the meeting to order at 6:37 p.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Samantha Coddling (via Zoom)	Board Supervisor, Vice Chairman
12 Michael Susic	Board Supervisor, Assistant Secretary
13 Doug Draper	Board Supervisor, Assistant Secretary
14 Karen Cassels (via Zoom)	Board Supervisor, Assistant Secretary

15 Also present were:

16 Audette Bruce	District Manager, Kai
17 Vasili Kostakis (via Zoom)	District Engineer
18 Cari Webster (via Zoom)	District Counsel
19 Israel Vega (via Zoom)	Florida Commercial Care
20 Brandy Marshall	JCS Securities

21 *The following is a summary of the discussions and actions taken at the August 11, 2025 Hidden Creek CDD*
22 *Board of Supervisors Regular Meeting and Public Hearing.*

23 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual for**
24 **agenda items)**

25 There were eight audience members present, thirteen were on Zoom.

26 A resident requested to review the items in the budget that showed an increase.

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

28 A. FY 2025-2026 Budget Public Hearing

29 ➤ Open Public Hearing

30 On a MOTION by Mr. Lawson, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **opened**
31 **the FY 2025-2026 Budget Public Hearing**, for the Hidden Creek Community Development District.

- 32 • Exhibit 1: Affidavit of Publication – July 18 & 25, 2025

33 ➤ Exhibit 2: Presentation of the FY 2025-2026 Budget

34 Mr. Lawson explained the budget increase due to rising costs in insurance, legal services, mulching,
35 landscaping, irrigation, erosion control, and security. Total increases were \$29,260.00 for
36 administration and \$147,152.00 for physical property.

37 ➤ Public Comments

A resident said their gate clicker had stopped working. Ms. Bruce explained that replacement requests could be made through the CDD website. Mr. Lawson added that the clicker budget had not changed from last year and confirmed the district was responsible for providing them.

Mr. Lawson and Mr. Draper explained that the budget increase covered landscaping replacements, not just maintenance. They clarified that enhancements required funding, and without it, property appearance would suffer.

Residents asked about what budget covered and Board clarified.

➤ Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **closed the FY 2025-2026 Budget Public Hearing**, for the Hidden Creek Community Development District.

B. Exhibit 3: Consideration for Adoption - Resolution 2025-09, Adopting FY 2025-2026 Budget

➤ Exhibit A – FY 2025-2026 Adopted Budget

Mr. Susic proposed reducing the mulch budget from \$45,000 to \$20,000, citing that the area is already developed and mulched. He recommended eliminating the \$15,000 allocated for tot lot mulch since no tot lot exists or is approved. For landscape replenishment, he suggested adjusting the proposed \$60,000 down to \$35,000 based on prior actuals and limited need. Lastly, he advised keeping the erosion repair budget at \$10,000, as no expenses have been recorded this year. The Board agreed with the proposed changes.

Ms. Cassels requested that the existing “Landscape – Miscellaneous” line item be renamed to “Hardwood Tree Trimming” to ensure clearer tracking of expenses, reallocating \$30,000 from contingency to fund this new category. Additionally, she proposed including funding for community signage. The Board agreed to allocate \$6,000 under the existing “Repairs and Maintenance” line item specifically for signage needs such as pedestrian, one-way, and roundabout signs. Rather than using contingency funds, this amount would be reallocated from the removed \$15,000 tot lot mulch budget. The exact net effect would be calculated the following day, and updated assessment amounts would be distributed to all once available. The Board agreed with the proposed changes.

On a MOTION by Mr. Lawson, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **adopted Resolution 2025-09, Adopting FY 2025-2026 Budget as adjusted**, for the Hidden Creek Community Development District.

C. FY 2025-2026 Levying O&M Assessments Public Hearing

➤ Open Public Hearing

On a MOTION by Mr. Susic, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **opened the FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Hidden Creek Community Development District.

➤ Public Comments

Mr. Lawson stated that due to budget reductions, FY 2026 assessments would decrease. The final amounts would be calculated in the next few days, submitted for the November tax roll, and the updated information would be distributed to residents.

77 ➤ Close Public Hearing

78 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **closed**
79 **the FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Hidden Creek Community
80 Development District.

81 D. Exhibit 4: Consideration for Adoption - Resolution 2025-10, Imposing and Levying the O&M
82 Assessments for the FY 2025-2026 Budget

83 ➤ Exhibit A – FY 2025-2026 Budget

84 On a MOTION by Mr. Lawson, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **adopted**
85 **Resolution 2025-10, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget**
86 **subject to revisions based on reduced budget**, for the Hidden Creek Community Development District.

87 E. Exhibit 5: Consideration for Approval – Interim Operating and Deficit Budget Funding
88 Agreement

89 ➤ Exhibit A – FY 2025-2026 General Fund Budget

90 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved**
91 **the Interim Operating and Deficit Budget Funding Agreement**, for the Hidden Creek Community
92 Development District.

93 F. Exhibit 6: Consideration for Adoption – Resolution 2025-11, Adopting the FY 2025-2026
94 Meeting Schedule

95 Supervisors agreed on the meeting dates but are still trying to secure a closer location for
96 residents. They plan to adopt the schedule now and amend it later if a better venue becomes
97 available.

98 On a MOTION by Mr. Susic, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **adopted**
99 **Resolution 2025-11, Adopting the FY 2025-2026 Meeting Schedule**, for the Hidden Creek Community
100 Development District.

101 **FOURTH ORDER OF BUSINESS – Consent Agenda**

102 A. Exhibit 7: Consideration for Acceptance – The Unaudited June 2025 Financials

103 ➤ Exhibit 8: June Negative Variance Analysis Report

104 B. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024

105 ➤ Exhibit 9: Letter from Auditors

106 ➤ Exhibit 10: Audit Report

107 C. Exhibit 11: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
108 Regular Meeting Held July 14, 2025

109 On a MOTION by Mr. Lawson, SECONDED by Mr. Susic, WITH ALL IN FAVOR, the Board **accepted**
110 **the Consent Agenda Items A-C**, for the Hidden Creek Community Development District.

111 D. Exhibit 12: Ratification of Hidden Creek Proof of Loss to the Florida Insurance

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board authorized Chairman to sign off on paid claim, for the Hidden Creek Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

➤ Presentation of Recorded Deeds and Easements

- Exhibit 13: Drainage Easement Agreement Between Hidden Creek CDD, Developer and Southshore Bay Club
- Exhibit 14: Fence Easement Agreement Between Hidden Creek CDD and Southshore Bay Club
- Exhibit 15: Sanitary Sewer Easement Agreement Between Hidden Creek CDD, Developer and Southshore Bay Club
- Exhibit 16: Temporary Drainage and Access Easement Between Hidden Creek CDD and Developer
- Exhibit 17: Special Warranty Deed from Hidden Creek CDD to Developer (CDD ROW Vacate 1)
- Exhibit 18: Special Warranty Deed from Hidden Creek CDD to Developer (Phase 4A)
- Exhibit 19: Special Warranty Deed from Developer to Hidden Creek CDD (Club Owner Buffer Conveyance)
- Exhibit 20: Southshore Bay Lagoon Property

Ms. Webster apologized for the previous technical issues during the ethics training and assured the Board that she would personally conduct the rescheduled session to avoid any future problems. She then addressed the real estate items, explaining that they are now included in the agenda for informational purposes.

Mr. Susic raised concern about the CDD paying legal costs for property transfers. Ms. Webster confirmed she drafted the documents and all costs were billed to the CDD. Board members raised concerns about not being included early in land transfer decisions and questioned why the CDD paid legal fees for deeds from developers. Legal counsel said it's standard practice.

B. District Engineer

The Board agreed that both roundabouts and several pedestrian crossings need proper signage and pavement markings. Mr. Kostakis would draft a map of proposed locations, then circulate it for feedback before requesting contractor proposals. The Board discussed the need for improved pedestrian signage due to increased student traffic from the newly opened high school. Ms. Cassels recommended exploring solar-powered flashing signs at key crosswalks to enhance safety. Mr. Kostakis confirmed this option could be included in the signage proposal

Supervisor Ms. Cassels requested that solar-powered flashing pedestrian signs be explored to improve safety due to increased student traffic from the newly opened high school nearby. She emphasized that the investment would be worthwhile if it helps prevent accidents. Mr. Kostakis confirmed he would include this as an optional upgrade in the signage proposal

Mr. Kostakis would get a revised fountain repair proposal to address a possible pump house leak, aiming for a lower cost than Thiessen Brothers. For the sinking streets, he'll request county video inspections to determine if the issue is with their pipes or if further geotechnical work is needed.

C. Field Staff

➤ Exhibit 21: Safety Culture Report dated July 30, 2025

➤ Consideration of Proposals

- Exhibit 22: Florida Commercial Care – Hardwood Trimming - 5,100.00

The Board decided to wait on hardwood trimming.

- Exhibit 23: Florida Commercial Care – Annuals - \$9,714.88
- Exhibit 24: Florida Commercial Care – Decoder - \$1,046.26
- Exhibit 25: Florida Commercial Care – Plant Replacements - \$19,110.28
- Exhibit 26: Snowbird Electric – Gate Repair - \$825.92
- Exhibit 27: Snowbird Electric – LED Light Fix at Guard Shack - \$1,634.38
- Exhibit 28: Clean Team Tampa – Pressure Washing for Bridge Columns - \$300.00
- Exhibit 29: Florida Brothers – Soffit Replacement at the Guard House - \$598.45
- Exhibit 30: ECS Integration – Gate Entrance Repair - \$480.00
- Exhibit 31: Best Made Enterprises – Gate Area Repair - \$4,095.00

Board expressed confusion on gate repairs and requested clarification on what the repair specifically entails. Also, Board requested proposal from Scoopy Poopy Doo for the installation of dog waste stations.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved Proposal from Florida Commercial Care for Decoder, Proposal from Snowbird Electric for Gate Repair, Proposal from Florida Brothers for Soffit Replacement at the Guard House, and a walk-on Proposal from Adam B's Tree Service in the amount of \$1,046.26, \$825.92, \$598.45, and \$4,200.00, respectively,** for the Hidden Creek Community Development District.

D. District Manager

Ms. Bruce shared that the developer claims Hillsborough County requires 6 parking spots for a tot lot and dog park, but only 4 exist at the proposed site, creating confusion. The Board questioned the inconsistency and suggested escalating the issue to Metro representative.

The Board discussed allowing the District Manager to approve minor repairs without full Board approval to avoid delays, especially for urgent items like gate repairs. While most members supported the idea in principle, concerns were raised about defining emergencies, preventing misallocations between districts, and maintaining oversight. Due to these concerns, the Board ultimately decided to table the item for further consideration.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Bruce confirmed all ponds were under contract despite labeling issues. She said clickers are provided to original homeowners, replacements available via the CDD website, and she would check with Kai accounting on how replacement fees are recorded. Ms. Cassels asked for the

insurance policy to review hurricane coverage and requested it be sent to supervisors. She urged using the CDD website for resident communications instead of relying on HOAs; Ms. Bruce agreed to discuss this with the communications team. Ms. Cassels also noted no recent bond disclosures appeared on EMMA. Mr. Lawson explained disclosures are filed electronically by DTS and would confirm with Kai that filings are up to date.

Ms. Coddington asked about permanent holiday lights; Ms. Bruce said no proposals yet. Board agreed getting proposals first for review.

Mr. Susic expressed concern over recent property transfer negotiations being conducted without prior Board input. He made a motion to terminate all signing and approval authority including the Chairman's unless first approved by a majority of the Hidden Creek CDD Board at a duly called meeting. The only exception would be emergency actions up to \$2,500 needed to protect property, community, or public safety.

On a MOTION by Mr. Susic, SECONDED by Ms. Cassels, WITH Ms. Coddington voting YAY, Mr. Lawson and Mr. Draper voting NAY, the Board **approved to terminate all District signing and approval authorities including the Chairman's signing and approval authority without the prior approval of a majority of the supervisors at a duly called CDD meeting, with the exception of emergency approval needed for swift action in situations demanding immediate attention to protect district property, community and/or public safety, not to exceed \$2500**, for the Hidden Creek Community Development District.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business– *(limited to 3 minutes per individual for non-agenda items)*

A resident raised safety concerns urging the Board to improve security by installing functional gated arms, enforcing ID checks, and relocating gates deeper into the residential areas for better protection.

A resident raised several infrastructure concerns including street depression on Mooner Plank. He requested installation of an additional solar light at the Medley dog park after removal of a power unit left the area dark and unsecured. He also shared that Eaton gate breakers are under warranty and could be replaced free, with only labor costs. He criticized the lack of effective gate maintenance, citing ongoing issues with grinding metal, broken exit gates, and poor sound, and recommended implementing a formal preventive maintenance program, as done in Medley.

Ms. Marshall stated the gate maintenance contract began August 1 and no charges had been billed yet. She emphasized that gate issues involve more than greasing, including motor size, traffic volume, and weather, and a full report had been sent to Ms. Bruce and shared with the Board. If the Board wished to terminate, it could be done without penalty. On security, she noted six solicitor companies with over 20 individuals had been removed, and patrols occur three times daily. Gate guards record visitor information, supported by cameras. She offered to share monthly maintenance and incident reports for transparency.

A resident expressed concern about grass and black buildup in the pond behind Old Rum Drive, noting it had spread over time and affected the view from premium lots. Mr. Lawson acknowledged the issue and said Steadfast would inspect the pond again. When asked about installing a fountain, Mr. Lawson responded that it was not in the budget.

A resident, called for a land swap for a tot lot and raised safety concerns over the lack of a crosswalk with solar lighting.

EIGHTH ORDER OF BUSINESS – Adjournment

234 Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to
235 adjourn the meeting. There being none, Ms. Cassels made a motion to adjourn the meeting.

236 On a MOTION by Mr. Susic, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **adjourned**
237 **the meeting**, for the Hidden Creek Community Development District.

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

241 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
242 **meeting held on _____.**

243

Signature

Signature

244

Printed Name

Printed Name

245 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 2

AGENDA

Mr. Electric of Riverview
 3761 Correia Dr.
 Zephyrhills, FL 33542
 (813) 280-0036
 Invoice 2503684
 Invoice Date Sep 02, 2025
 Bill to Hidden Creek
 Hidden Creek Drive
 Wimauma, FL 33598 USA
 Job Address Hidden Creek
 Hidden Creek Drive
 Wimauma, FL 33598 USA

- Completed Date:
- Technician: Jake
- Payment Term: Due Upon Receipt

Task	Description	Qty	Price	Total
	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.			
1		1.00	\$0.00	\$0.00
2	RESIDENTIAL DISPATCH FEE	1.00	\$49.95	\$49.95
	Potential Savings		\$0.00	
	Sub-Total		\$49.95	
	Tax		\$0.00	
	Total Due		\$49.95	

Balance Due \$49.95

Thank you for choosing Mr. Electric of Riverview EC13008910
 This estimate is valid for thirty days

Customer authorization

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records

and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$49.95

Thank You

Sign here

Date

Customer acknowledgement

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$49.95

Sign here

Date

 Chairman

9/2/25

Hidden Creek CDD

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2.

Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

EXHIBIT 3

AGENDA



July 31, 2025

Stantec visited Hidden Creek Community Development District to review recent reports of a depression in front of 17049 Oval Rum Drive. During our review we observed depressed area that measured 26'x6' and was inline with the existing sanitary sewer piping. The depression was approximately 2-3/4" deep at the lowest point. We recommend contacting the sanitary sewer utility company to have the existing sanitary sewer line TV'd to verify if any infiltration is occurring which would cause the road to depress inline with the sanitary sewer pipe.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

July 31, 2025

Location Map



July 31, 2025

Pictures of depression in road: Photos showing depressed area in line with sanitary sewer pipe.



Photos showing asphalt cracking around sanitary manhole.



EXHIBIT 4

AGENDA

EXHIBIT 5

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	78 / 85 (91.77%)	Flagged items	1	Actions	1
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28 Aug 2025 10:48 EDT

Prepared by	Gary Schwartz
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Ponds	27 / 30 (90%)
-------	---------------

Ponds 1	3 / 3 (100%)
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Ponds	Good
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Photo 1

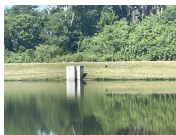


Photo 2



Photo 3

Pond Location	16619-16621 Lagoon Shore Blvd Wimauma FL 33598 United States (27.7114106220234, -82.32615349554479)
---------------	---

Ponds 2	3 / 3 (100%)
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Ponds	Good
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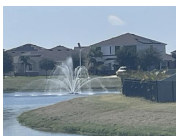


Photo 4



Photo 5

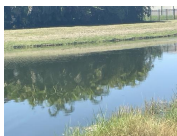


Photo 6

Pond Location	
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Ponds 3	2 / 3 (66.67%)
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Ponds	Fair
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The weeds in the pond have been recently treated with herbicide.



Photo 7



Photo 8



Photo 9

Pond Location

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10

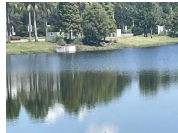


Photo 11



Photo 12

Pond Location

16620 Mooner Plank Cir
Wimauma FL 33598
United States
(27.709640147825617,
-82.32453214482332)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

5014 Jackel Chase Dr
Wimauma FL 33598
United States
(27.705892560216085,
-82.32366491685487)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16



Photo 17



Photo 18

Pond Location

16965 Oval Rum Dr
Wimauma FL 33598
United States
(27.70195262038873,
-82.33016861532815)

Ponds 7

2 / 3 (66.67%)

Ponds

Fair

The pond algae was recently treated with herbicide.



Photo 19



Photo 20



Photo 21

Pond Location

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23



Photo 24

Pond Location

16800-16818 Scuba Crest St
Wimauma FL 33598
United States
(27.707385386895478,
-82.32177391520659)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

5322 Stoic Vale Dr
Wimauma FL 33598
United States
(27.70284143675434,
-82.3215451045754)

Ponds 10

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae has been treated with herbicide and his beginning to die.



Photo 28



Photo 29



Photo 30

Pond Location

Landscaping

1 flagged, 1 action, 32 / 36 (88.89%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

Landscaping Location

16638 Mooner Plank Cir
Wimauma FL 33598
United States
(27.71086525896085,
-82.32453449761431)

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 36



Photo 37



Photo 38

Landscaping Location

16636 Mooner Plank Cir
Wimauma FL 33598
United States
(27.710770513401425,
-82.3247798347237)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

Trim the trees for sign clearance.



Photo 39

Landscaping Location

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 40



Photo 41

Landscaping Location

5010 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706629805454785,
-82.32340207643135)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 42



Photo 43



Photo 44



Photo 45

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.709468093163775,
-82.32450762253735)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 46



Photo 47



Photo 48

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.707401456378573,
-82.3235129367994)

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair

Send an estimate to replace the dead plants. Dead palm fronds up to 15 feet need to be trimmed.



Photo 49

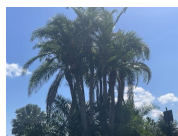


Photo 50

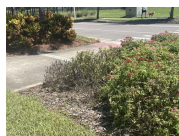


Photo 51

Landscaping Location

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 52



Photo 53



Photo 54

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.703741011235586,
-82.3222906888298)

Landscaping 9

3 / 3 (100%)

Landscaping

Good



Photo 55



Photo 56



Photo 57

Landscaping Location

17570 Holly Well Ave
Wimauma FL 33598
United States
(27.690698889787846,
-82.32494802993921)

Landscaping 10

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

Landscaping

Poor

Perennial plant replacement is needed.



Photo 58

To do | Assignee: Gary Schwartz | Priority: Low | Due: 4 Sep 2025 13:28 EDT | Created by: Gary Schwartz

Perennial plant replacement is needed

Landscaping Location

Landscaping 11

3 / 3 (100%)

Landscaping

Good



Photo 59



Photo 60



Photo 61

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.692135853743807,
-82.32514699576654)

Landscaping 12

3 / 3 (100%)

Landscaping

Good



Photo 62



Photo 63



Photo 64

Landscaping Location

1003 W Lake Dr
Wimauma FL 33598
United States
(27.708971947457368,
-82.31922794141092)

Mailbox

Good



Photo 65



Photo 66



Photo 67

Mailbox Location

5053 Captain Davis Dr
Wimauma FL 33598
United States
(27.709950619704525,
-82.32802239200342)



Photo 68

Streetlights

Working



Photo 69



Photo 70

Streetlights Location

Lagoon Shore Blvd
Wimauma FL 33598
United States

(27.712225371778253,
-82.3256852436145)



Photo 71

Signage

Good



Photo 72



Photo 73

Gates

Good

The hidden Creek gates are scheduled to be repaired again.

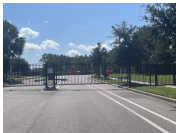


Photo 74



Photo 75

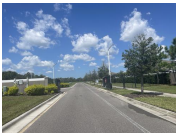


Photo 76



Photo 77



Photo 78



Photo 79

Sidewalks

Good

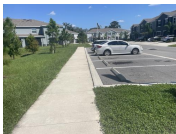


Photo 80



Photo 81

Sidewalks Location

5047 Captain Davis Dr
Wimauma FL 33598
United States
(27.70983960992819,
-82.32815189276897)

Common Area Fence

Good



Photo 82



Photo 83

Roads

Good

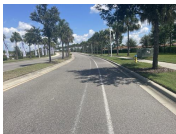


Photo 84



Photo 85

Roads Location

Lagoon Shore Blvd
Wimauma FL 33598

United States
(27.712044519389302,
-82.32569749069414)



Photo 86



Photo 87

Sign Off

Gary Schwartz
28 Aug 2025 13:27 EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Landscaping / Landscaping 10

Landscaping

Poor

Perennial plant replacement is needed.



Photo 58

To do | Assignee: Gary Schwartz | Priority: Low | Due: 4 Sep 2025 13:28 EDT | Created by: Gary Schwartz

Perennial plant replacement is needed

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



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

EXHIBIT 6

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Hidden Creek CDD - 8 batteries / gate motors



Date:	8/27/2025	PROPOSAL	Proposal No:	TH25827-2
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek CDD - 8 batteries / gate motors	
Attention:	Gary Schwartz	Title:	LCAM	
Email:	gary@hikai.com	Attention:	Gary Schwartz	Title:
Phone:	813-565-4663	Fax:		
Address:	1540 International Parkway # 2000	Address:	Hidden Creek Blvd Resident gate entrance	
City / ST	Lake Mary / FL	City / ST	Wimauma / FL	Zip: 33598

SCOPE OF WORK:

REPLACE /INSTALL 8 BATTERIES FOR 4 VIKING MOTORS AT HIDDEN CREEK GATE ENTRANCE .

INCLUDED MATERIALS:

8- BACK UP BATTERIES . LABOR / TESTING .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$1,310.00
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This proposal is valid through 9/26/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

ECS INTEGRATIONS- rev 2021-10-11

Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 7

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



Hidden Creek - Gate Tie-back System - HC back gate

Date:	8/22/2025	PROPOSAL	Proposal No:	TH25822-1
Submitted to:	Hidden Creek CDD	Job Location:	Hidden Creek - Gate Tie-back System - HC back gate	
Attention:	Gary Schwartz	Attention:	Gary Schwartz	Title:
Email:	gary@hikai.com	Email:	gary@hikai.com	
Phone:	813-565-4663	Phone:	813-565-4663	Fax:
Address:	1540 International Parkway # 2000	Address:	Hidden Creek Blvd Resident gate entrance	
City / ST	Lake Mary / FL	City / ST	Wimauma / FL	Zip: 33598

SCOPE OF WORK:

INSTALL FOUR - 4'X2X2 POST WITH END CAP IN CONCRETE (2' IN , 2' OUT) . INSTALL FOUR -24 INCH STAINLESS STEEL CHAINS - 1 PER GATE .INSTALL 4 COMBO PADLOCKS - 1 PER GATE . PAINT EACH POLE BLACK .

INCLUDED MATERIALS:

4- 4X2X2 POLE WITH CAP . CONCRETE . 4- 24 INCH STAINLESS STEEL CHAINS . 4 COMBO PADLOCKS . PAINT .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$1,480.00
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This proposal is valid through 9/21/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

ECS INTEGRATIONS- rev 2021-10-11

Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

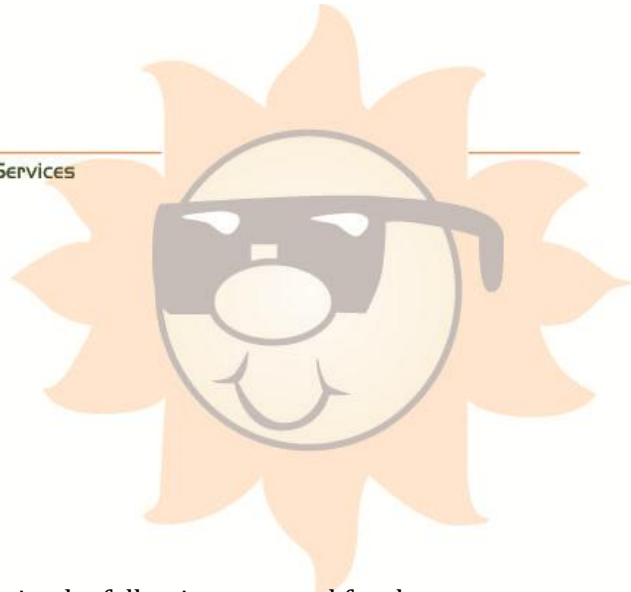
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 8

AGENDA



August 26, 2025

Hidden Creek CDD
Attn: Gary Schwartz
 5002 Jackel Chase Dr
 Wimauma, FL 33598

Re: Hidden Creek CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Technician has reported the controller is non- responding to any modules that have been replaced again. The controller has been discontinued SINCE March 31, 2022. Controller needs to be replaced with new module ACC2. Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Two-Wire Controller Replacement:

- Dispatch technician to site
- Locate nonfunctional controller
- Turn off all points of connections for power
- Turn off the modules
- Remove the faceplate while carefully unplugging the wires connecting it to the base
- Remove the modules in charge of the two-wire system
- Install new faceplate
- Plug modules back into new controller
- Reprogram controller back to previous specifications
- Lock the controller housing upon departure

SUBOUT				
LABOR	4		\$79.00	\$316.00
MATERIAL	1		\$354.26	\$3,293.74
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$3,369.74



Professional Landscape and Property Maintenance Services

Total Price- \$3,669.74

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 9

AGENDA

September 2, 2025

Hidden Creek CDD
Attn: Gary Schwartz
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Post Caps

SCOPE OF WORK:

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Reference pictures to be provided to technician.
- This is a multiple trip job.
- Locate metal fence on the walkway overlook to the lagoon area.
- Remove 95 post caps from aluminum fence that will be sandblasted and repainted with black powder coating.
- Drop off all materials to be cleaned and painted.
- This process may take around 2 weeks to complete.
- Reinstall all 95 post caps with new screws that are black in color to match fence post caps.
- Check property for any other damage or issues.
- Remove and clean all equipment and debris from area.
- Work will be completed within 30 days of approval.
- Proposal is good for 60 days.

Total Price- \$2,916.36

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 10

AGENDA

September 3, 2025

Hidden Creek CDD
Attn: Gary Schwartz
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Street signs install, sign straightening and replacement

SCOPE OF WORK:

- Dispatch technicians to the property with required equipment and materials to complete work order.
- Located and tape off area for safe working environment.
- Reference pictures to be provided to technician.
- Locate traffic signposts within the community that are leaning and need to be straightened and reinstalled.
- 3 posts are located at the first roundabout just past the guard gate.
- Other posts are within the Hidden Creek community shown in attached pictures.
- Remove signposts from ground and clean out post hole of any concrete and debris in preparation for reinstall.
- Properly measure and install each post in own bed of concrete and allow for proper dry time.
- Backfill each post hole with dirt and debris to match existing landscaping bed.
- Locate 1 bent stop sign to be replaced at Trite Bend St.
- Remove old, bent stop sign from post and dispose of accordingly.
- Install new Stop sign to post using required hardware.
- Locate intersection within community to have new street sign installed.
- New "Flowing Oar" street sign to be installed at intersection of Jackel Chase Dr and Flowing Oar Rd.
- Install new "Flowing Oar Dr." street sign with required brackets for proper fit.
- Locate numerous street signs within Hidden Creek to be straightened and resecured.
- Use street sign brackets as needed if others are broken or damaged.
- Locate black signpost along Lagoon Shore Blvd that is missing a pedestrian crossing sign.
- Using proper signpost brackets, install new "Pedestrian Crossing" sign to post.
- Assure sign is secure to post.
- Locate loose electrical wire sitting on top of bedrock at 16674 Maude Dr.
- Loose wire needs to be buried underneath dirt and rock.



FIVE

- Dig line in rock and secure electrical line underneath.
- Backfill dug out area with dirt and rock to match the existing bed.
- Check property for any other damage or issues.
- Remove and clean all equipment and debris from area.

Total Price- \$2,957.86

Proposal Accepted _____
DATE

SIGNATURE

Stephen Mc Dowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 11

AGENDA

September 2, 2025

Hidden Creek CDD
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Hidden Creek CDD land clearing behind properties Anchor Root ST.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Clear of 8 ft buffer from the fence at the back of the property's common areas of Hidden Creek CDD along Anchor Root St. towards West Lake Dr approx. 680ft long.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$11,800.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for



Excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

EXHIBIT 12

AGENDA

September 2, 2025

Hidden Creek CDD
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Hidden Creek CDD tree and Palm tree replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and soil preparation for new trees.
- Installation of (4) 10' OA Sabal Palm trees along West Lake, Dr.
- Installation of (4) 25 gal. Slash Pine along West Lake Dr.
- Installation of (8) Staking kits.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$10,931.20

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell

Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for

excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

EXHIBIT 13

AGENDA

September 2, 2025

Hidden Creek CDD
5002 Jackel Chase Dr
Wimauma, FL 33598

Re: Hidden Creek CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Hidden Creek CDD hardwood tree trimming behind properties.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Hardwood tree trimming of (2) trees at the back of the property's common areas of Hidden Creek CDD along the ditch (touching homes 8ft away).
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$1,500.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for



Excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

EXHIBIT 14

AGENDA



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Hidden Creek CDD (Southshore Bay)

16881 Lagoon Shore Boulevard
Wimauma, Florida 33598

Quote #2178

Sent on Aug 26, 2025

Total \$22,684.31

Product/Service	Description	Qty.	Unit Price	Total
Optional				
#A1 Labor- Roofline *Boom Required*	Installation Permanent lights- 2 year warranty on lights-	12	\$210.00	\$2,520.00
Optional				
#A1 Materials- Permanent LED Color changing lights	Location: Guard house Roofline and overhang Materials- Track Lights- 2 Year warranty	165	\$4.00	\$660.00
Optional				
#A2 Labor- Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
Optional				
#A2 Materials- 60" Commercial Sequoia Fir pre-lit Wreath	- 60" wreath lit with 400 warm white LED lights Total weight: 60 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1	\$650.00	\$650.00
Optional				
#A3 Labor- Front window	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3	\$90.00	\$270.00



Tampa Holiday Lights

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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A3 Materials- Front window	Location: Front Window Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords(\$20) Timer(\$25)	55	\$3.81818	\$210.00
				Optional
#A4 Labor- Wrapped posts 5 strands each	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#A4 Materials- wrapped posts 5 strands each	Materials: (10) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$210.00) Extension Cords (\$20.00) Timers: (\$25.00)	10	\$25.50	\$255.00
				Optional
#A6 Labor- Bismarck Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	6	\$90.00	\$540.00
				Optional
#A6 Materials- Palm Tree	Materials: (15) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$315.00) Extension Cords (\$20.00) Timers: (\$25.00)	2	\$180.00	\$360.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B1 Labor- Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	16	\$90.00	\$1,440.00
				Optional
#B1 Materials- Palm Tree	Materials: (80) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$1680.00) Extension Cords (\$20.00) Timers: (\$25.00)	1	\$1,725.00	\$1,725.00
				Optional
#B2 Labor- Ligustrum	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	12	\$90.00	\$1,080.00
				Optional
#B2 Materials- Ligustrum	(50) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$1050) Extension Cords: (\$20) Timers: (\$25) Timer Boxes: (\$)	1	\$1,095.00	\$1,095.00
				Optional
#B3 Labor- Roofline *Boom Required*	Installation Permanent lights- 2 year warranty on lights-	10	\$210.00	\$2,100.00
				Optional
#B3 Materials- Permanent LED Color changing lights	Location: Roofline and both over hangs Materials- Track Lights- 2 Year warranty	190	\$4.00	\$760.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B4 Labor- Garland	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
				Optional
#B4 Materials- Garland	- 9' x 14" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	4	\$150.00	\$600.00
				Optional
#B5 Labor- Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#B5 Materials- 36" Sequoia Fir pre-lit wreath	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	2	\$205.00	\$410.00
				Optional
#B7 Labor- Oak Tree	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	16	\$90.00	\$1,440.00
				Optional
#B7 Materials- Meteor Lights	128 pre-programed LEDs provide a staggered meteor shower effect 3 hanging light clusters are spaced 3-feet apart	15	\$80.00	\$1,200.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#C1 Labor- Top of entry sign	Installation Permanent lights- 2 year warranty on lights	6	\$90.00	\$540.00
				Optional
#C1 Materials- Permanent LED Color changing lights	Location: Top of entry sign Materials- Track Lights- 2 Year Warranty-	45	\$4.00	\$180.00
				Optional
#C2 Labor- 2 Wreaths	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	6	\$90.00	\$540.00
				Optional
#C2 Materials- Wreaths	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	2	\$205.00	\$410.00
				Optional
#C3 Labor- Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	7.5	\$90.00	\$675.00
				Optional
#C3 Materials- Palm Trees	Materials: (10) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$210.00) Extension Cords (\$20.00) Timers: (\$25.00)	3	\$255.00	\$765.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Subtotal	\$22,045.00
Card Fee (2.9%)	\$639.31
Total	\$22,684.31

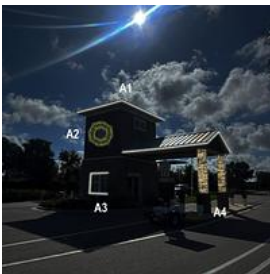
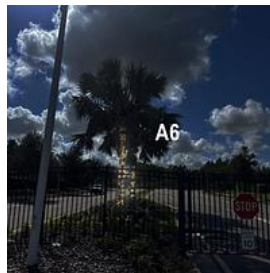
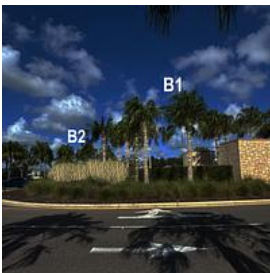
Attachments

View online <https://l.jbbr.io/FAjeESU>

 First Season Customer.pdf

Images

View online <https://l.jbbr.io/FAjeESU>



Permanent LED Color changing lights come with a two year warranty, and will not need incur any labor costs for 2 years

Labor- Pay yearly for installation, service calls, take down, and storage

Materials- Two options- Purchase and have a 3 year warranty on materials, Next two season you only pay for labor- or lease options is materials divided by 2 plus labor for leasing price

Pick and choose anything you want on the quote!

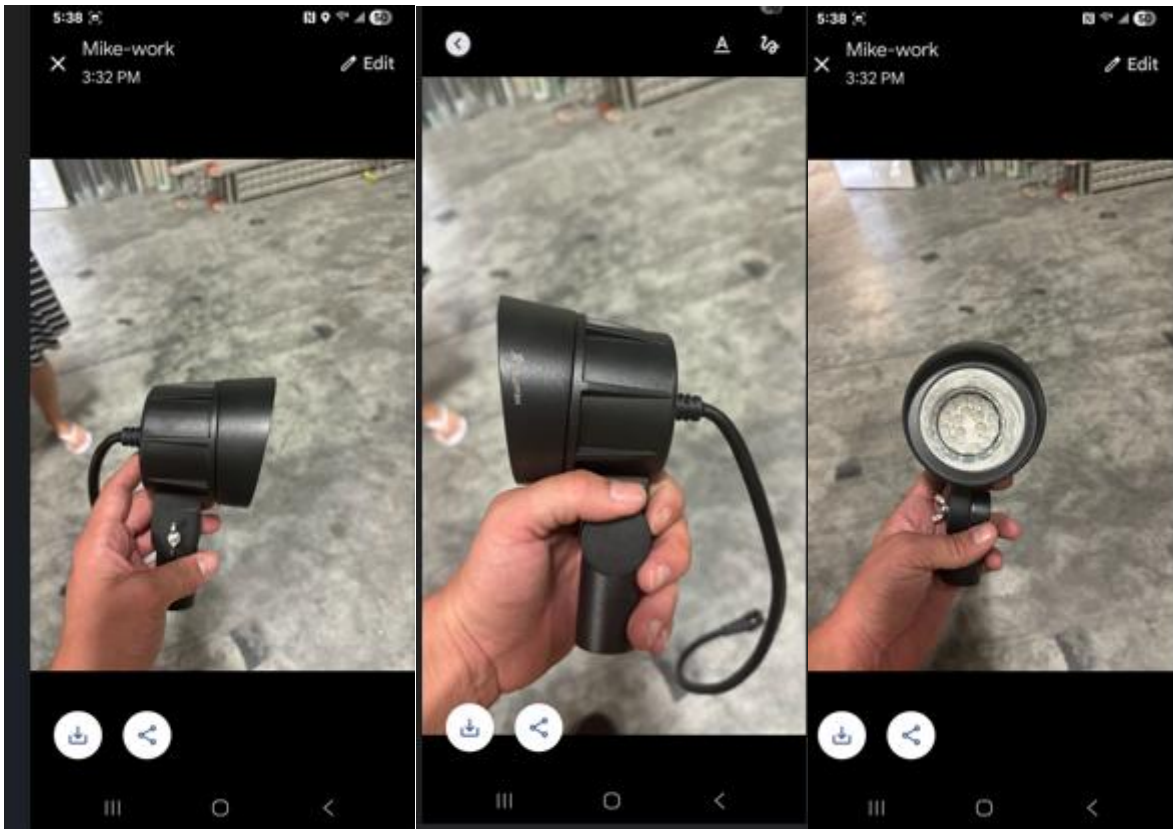
This quote is valid for the next 30 days, after which values may be subject to change.

To avoid the 2.9% card fee, please send checks to:

Tampa Holiday Lighting
10601 Leland Hawes Rd,
Thonotosassa, Florida 33592

EXHIBIT 15

AGENDA



The 1st 3 pictures are what the spotlights we will be using looks like.





These 2 pictures show what our spotlight look like when lit up at night! You can change the colors to whatever you like by our app.



This is as soon as you come into the community. We will put a total of 4 lights 2 on each Palm Tree to have a beautiful glow as soon as you pull into the community.



There are also 5 palm trees each on both sides of the road coming into community in which we would put a single light at each tree.



Total lights-96

Total control boxes-4

Total price-\$2599.00

We wanted to keep the price under budget due to the fact we need power (total of 4 outlets) put out in the medians for the control boxes. This would have to be done by an electrician.

Also we may only need 40 lights in the main median that will light up that area perfectly which will save you money or we could extend the lighting to the roundabout and use the remaining 38 lights in that area. We would have to put another control box out to that area in which a control box is \$875 and also another outlet that an electrician would have to install.

Please feel free to call or email me at anytime!

EXHIBIT 16

AGENDA



Mr. Electric of Riverview
3761 Correia Dr.
Zephyrhills, FL 33542
(813) 280-0036

BILL TO

Hidden Creek
Hidden Creek Drive
Wimauma, FL 33598 USA

ESTIMATE
85093611

ESTIMATE DATE
Sep 02, 2025

JOB ADDRESS

Hidden Creek
Hidden Creek Drive
Wimauma, FL 33598 USA

Job: 2503684

Technician: Jake

ESTIMATE DETAILS

Just wire: Remove and reinstall wiring for all 4 motors (120V only)

NOTE*** wire appears to move freely, however, in the event digging or boring must be performed, additional costs will apply.

NOTE*** existing raceway to remain

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	ELECTRICAL SERVICES	1.00	\$3,443.44	\$3,443.44

POTENTIAL SAVINGS	\$365.10
SUB-TOTAL	\$3,443.44
TAX	\$0.00
TOTAL	\$3,443.44
EST. FINANCING	\$41.32

Thank you for choosing Mr. Electric of Riverview EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement

conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$3,443.44

Thank You

Sign here

Date

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2.

Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

EXHIBIT 17

AGENDA



Mr. Electric of Riverview
3761 Correia Dr.
Zephyrhills, FL 33542
(813) 280-0036

BILL TO

Hidden Creek
Hidden Creek Drive
Wimauma, FL 33598 USA

ESTIMATE
85098821

ESTIMATE DATE
Sep 02, 2025

JOB ADDRESS

Hidden Creek
Hidden Creek Drive
Wimauma, FL 33598 USA

Job: 2503684

Technician: Jake

ESTIMATE DETAILS

No panel: surge protection

Remove and reinstall wiring for all 4 motors (120V only)

NOTE*** wire appears to move freely, however, in the event digging or boring must be performed, additional costs will apply.

NOTE*** existing raceway to remain

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	SUPPLY AND INSTALL MR ELECTRIC HOME SURGE PROTECTION	1.00	\$851.26	\$851.26
	* INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS			
	* INSTALL NEXT TO EXISTING INTERIOR OR EXTERIOR LOAD CENTER			
	* PRODUCT MANUFACTURER WARRANTY			
	* ONE YEAR LABOR WARRANTY IF PRODUCT IS DEFECTIVE			
	DOES NOT INCLUDE:			
	* HVAC/POOL/RV'S/SECONDARY EQUIPMENT, ETC SURGE PROTECTION			
	* COAX SURGE PROTECTION			
	* ADDITIONAL HOME SURGE PROTECTION FOR PANELS, METERS, ETC			
	* LOAD CENTER / PANEL			
	* NEW WIRE/CABLE			
	FOR THE ULTIMATE LEVEL OF PROTECTION UPGRADE TO THE 'GOLD' PACKAGE THIS PROVIDES THE ULTIMATE LEVEL OF PROTECTION AT THE HOME PANEL, THE HVAC EQUIPMENT AND THE INTERNET COAX WHICH HELPS PREVENT DAMAGE FROM ADDITIONAL POWER SURGES AND SPIKES, POTENTIALLY EXTENDING THE LIFESPAN OF EQUIPMENT AND PREVENTING COSTLY REPAIRS.			

POTENTIAL SAVINGS	\$492.79
SUB-TOTAL	\$4,294.70
TAX	\$0.00
TOTAL	\$4,294.70
EST. FINANCING	\$51.54

Thank you for choosing Mr. Electric of Riverview EC13008910
 This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$4,294.70

Thank You

Sign here	Date
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LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

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EXHIBIT 18

AGENDA



Mr. Electric of Riverview
3761 Correia Dr.
Zephyrhills, FL 33542
(813) 280-0036

BILL TO

Hidden Creek
Hidden Creek Drive
Wimauma, FL 33598 USA

ESTIMATE
85095786

ESTIMATE DATE
Sep 02, 2025

JOB ADDRESS

Hidden Creek
Hidden Creek Drive
Wimauma, FL 33598 USA

Job: 2503684

Technician: Jake

ESTIMATE DETAILS

Complete update: Replace 100 amp main breaker panel with surge protection

Remove and reinstall wiring for all 4 motors (120V only)

NOTE*** wire appears to move freely, however, in the event digging or boring must be performed, additional costs will apply.

NOTE*** existing raceway to remain

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	INCLUDES: * NEW EXTERIOR 20 SPACE LOAD CENTER * MAIN BREAKER SIZED PER EXISTING * CONNECTIONS TO EXISTING WIRE/CABLES * PANEL SCHEDULING * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * MAIN DISCONNECT * EXTERIOR LOAD CENTER * CONDUIT * WIRE * PEDESTAL/POLE * UTILITY REPAIRS OR COORDINATION * STANDBY * AFCI, GFCI, DF OR SPECIALTY BREAKERS * GROUNDING OR BONDING * SPECIALTY DEVICES * PERMIT * ETC	1.00	\$2,783.57	\$2,783.57

2	PERMITTING AND INSPECTIONS - ELECTRICAL SERVICE	1.00	\$279.00	\$279.00
3	SUPPLY AND INSTALL MR ELECTRIC HOME SURGE PROTECTION	1.00	\$851.26	\$851.26
	* INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * INSTALL NEXT TO EXISTING INTERIOR OR EXTERIOR LOAD CENTER * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY IF PRODUCT IS DEFECTIVE DOES NOT INCLUDE: * HVAC/POOL/RV'S/SECONDARY EQUIPMENT, ETC SURGE PROTECTION * COAX SURGE PROTECTION * ADDITIONAL HOME SURGE PROTECTION FOR PANELS, METERS, ETC * LOAD CENTER / PANEL * NEW WIRE/CABLE ***FOR THE ULTIMATE LEVEL OF PROTECTION UPGRADE TO THE 'GOLD' PACKAGE THIS PROVIDES THE ULTIMATE LEVEL OF PROTECTION AT THE HOME PANEL, THE HVAC EQUIPMENT AND THE INTERNET COAX WHICH HELPS PREVENT DAMAGE FROM ADDITIONAL POWER SURGES AND SPIKES, POTENTIALLY EXTENDING THE LIFESPAN OF EQUIPMENT AND PREVENTING COSTLY REPAIRS. ***			
4	ELECTRICAL SERVICES	1.00	\$3,443.44	\$3,443.44

POTENTIAL SAVINGS	\$790.39
SUB-TOTAL	\$7,357.27
TAX	\$0.00
TOTAL	\$7,357.27
EST. FINANCING	\$154.50

Thank you for choosing Mr. Electric of Riverview EC13008910
 This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

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Thank You

Sign here

Date

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EXHIBIT 19

AGENDA

From: Ben Ortiz <bortiz@scoopypoopydoo.com>
Sent: Wednesday, August 27, 2025 10:15:57 PM
To: Gary Schwartz <gary@hikai.com>
Cc: Audette Bruce <audette@hikai.com>; Scoopy Poopy Doo® <accounts@scoopypoopydoo.com>
Subject: Re: South Shore Bay hidden Creek

Some people who received this message don't often get email from bortiz@scoopypoopydoo.com. [Learn why this is important](#)

Good evening Gary,

The following is the quote you requested for two pet waste stations. Please note that this quote includes installation cost and as always, we do not resell products so the cost of the pet waste stations are the actual cost from seller. We do not make any profit from selling our clients the pet waste stations. We charge for the installation and for the servicing of the stations, weekly. I have attached images of the two types of pet waste stations we can order and install. Please note that both stations are standard for communities, and each differs by durability (steel pole and thicker material). If you have any questions, please feel free to contact me.

Option 1

Heavy Duty Pet waste station (per station): \$245.99 (recommended)

Installation cost: \$75 (per station)

Total cost (before tax): **\$641.98**

Option 2:

Affordable pet waste station (per station): \$198.99 (less durable, but still good option)

Installation cost: \$75 (per station)

Total cost (before tax): \$547.98

Thank you,

Benjamin (Ben) Ortiz
President | CEO

SPD Franchise Corporation
Corporate Office
Tampa, Florida, 33619
(888) 808-7667
www.ScoopyPoopyPoop.com

EXHIBIT 20

AGENDA

CANCEL

Product Images



View in your room



EXHIBIT 21

AGENDA



Quarterly Compliance Audit Report

Hidden Creek

Date: April 2025 - 1st Quarter

Prepared for: Monica Alvarez

Developer: Kai

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

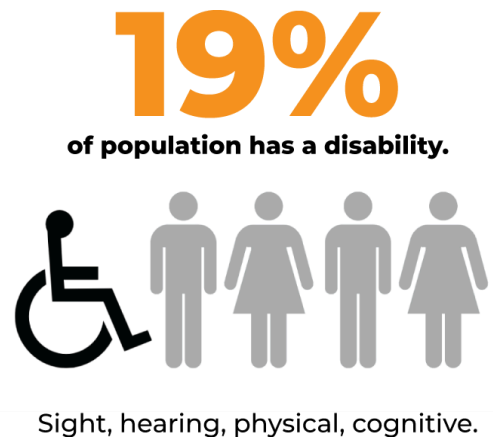
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web